

**64 Holmfield Road
Blackpool**

REF: 0HL633M

- * **Former Meditation Centre and Hotel**
- * **North Shore, Blackpool**
- * **Close to Promenade, Entertainments & Amenities**
- * **Substantial 3 Storey Terraced Property**
- * **Currently Undergoing Renovation**
- * **Priced to Lease**
- * **Good Potential**
- * **Viewing Recommended**



Description: Kenricks are pleased to offer this Former Meditation Centre and Hotel for Lease.

This substantial 3 storey terraced property is situated in a prominent location in North Shore, Blackpool, being close to the Promenade, Entertainments and Amenities.

This spacious property has recently been used as a meditation centre however extensive work is underway to return the property to a more traditional guest house layout with 8 En-Suite Rooms.

Viewing recommended.

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Ground Floor

Main Entrance leading to hallway with period features.
Large Lounge.
Lounge with upholstered seating.
Utility Area.
Fitted Kitchen with wall and base units.

First Floor

3 x Single Bedrooms – Both En - Suite
2 x Double Bedrooms – Both En - Suite
Shower Room with toilet.

Second Floor

2 Single Bedrooms – Both En- Suite
1 Double Bedroom – En - Suite

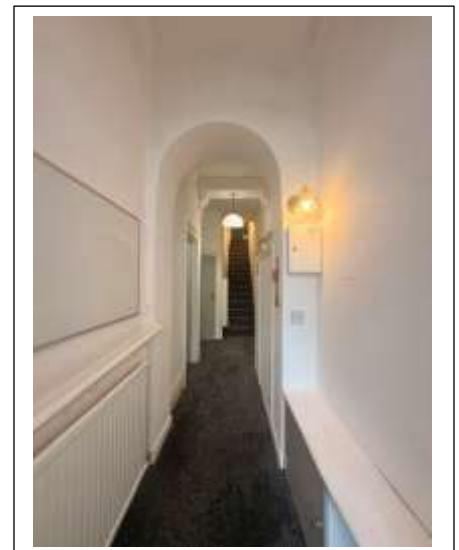
EXTERIOR: Small Outhouse with toilet, shower and storage area with separate electric supply.

AGENTS NOTES: The property has gas central heating and double glazing.
Previous Planning was passed for – Use as a meditation centre and hotel with first floor ancillary living accommodation. Planning Ref: 06/0141.

TENURE: Leasehold – New flexible lease offered at a rent of £15,000 per annum.
The incoming tenant maybe responsible for Landlord's legal fees.

PRICE: No Ingoing

VIEWING: By appointment through Kenricks 01253 420420.



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