Briardene Hotel & Brasserie,
56 Kelso Avenue,
Thornton-Cleveleys



REF: 00H906K

- **16 Bedroom Licensed Hotel – All En-Suite & Brasserie with 3 Bed Detached House**
- **Cleveleys, Lancashire**
- **Busy all Year Round Trading Location**
- **Substantial Detached Property**
- **In Exceptional Order Throughout**
- **3 Star English Tourist Council Accredited**
- **Established Business**
- **Hotel Caters for 29 Guests**
- **Very Strong Trading Accounts**
- **Car Parking for 10 Motor Vehicles**
- **3 Bed Adjoining House**
- **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this well-known and popular Hotel and Brasserie for sale.

This substantial detached property which is in exceptional order throughout is situated in the popular town of Cleveleys on the outskirts of Blackpool.



The Licensed Brasserie has a strong local following and is open to members of the public.

In addition to the Hotel and Brasserie there is an adjoining 3 bedroom detached house which is included in the sale.



<u>Ground Floor</u>
Entrance Hall leading to:
Reception and Office.

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Brasserie/Dining Room
Stylish and contemporary Dining Area with Bar and seating for 33 guests.
The Dining Area has feature slate wall.
Guest Lounge with white leather seating and feature fireplace.
Ladies and Gent Toilets.
Kitchen with a range of commercial catering equipment including walk in fridge.
Preparation Room
Utility Room
Store Room



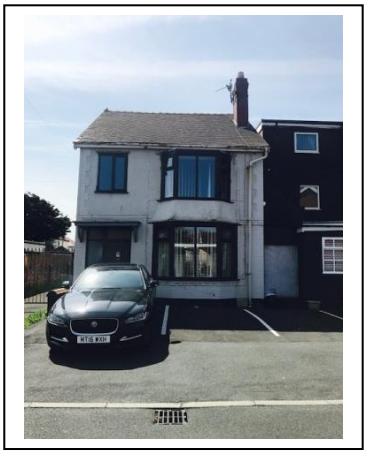
First Floor
4 Double Bedrooms – All En-Suite.
1 Twin Bedroom – En-Suite.
1 Single Bedroom – En Suite
Storeroom



Second Floor
4 Double Bedrooms – All En-Suite.
2 Twin Bedrooms – Both En-Suite.

Third Floor
2 Family Bedrooms - Both en suite
2 Double Bedrooms - Both en suite

EXTERIOR: Enclosed sun garden to the front of the property with seating for 12 diners. First floor terrace. Car parking to the front providing parking for 4 motor vehicles. Car park to the side providing for 6 motor vehicles. Yard to the rear with outhouse which is used as a laundry room.



DETACHED HOUSE
2 Lauderdale Ave Cleveleys

Ground Floor
Lounge with archway
Leading to:
Fitted Kitchen

First Floor
Master Bedroom with built in Robes
2 Double Bedrooms
Bathroom comprising 3 piece suite with corner bath.

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AGENTS NOTES: The hotel has Gas Central Heating and is Double Glazed. All letting bedrooms have TV's and room refreshments.

BUSINESS: Accounts on application

TENURE: Freehold

PRICE: **£895,000**

VIEWING: **By appointment through Kenricks**

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