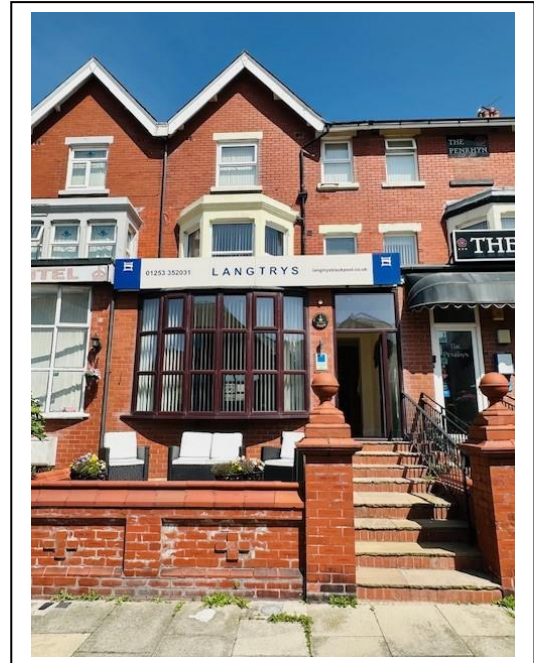


**Langtry's Hotel
36 King Edward Ave
Blackpool**

REF: 00H663K

- * **6 Bedroom Hotel – All En-Suite**
- * **North Shore, Blackpool**
- * **Close to the Prestigious Queens Promenade**
- * **In Stunning Order Throughout**
- * **Catering for 12 Guests**
- * **2 Bedroom Private Accommodation**
- * **Operating on a Semi-Retired Basis**
- * **Potential to Increase Trade**
- * **Ideal Home with an Income**
- * **Priced to Sell**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions Kenricks are delighted to offer this rare opportunity to purchase this beautifully appointed 6-bedroom Hotel.

The hotel is situated within close walking distance to the prestigious Queens Promenade in North Shore Blackpool.

The hotel is in beautiful order throughout being one of the finest on the Fylde Coast.

This contemporary designed hotel underwent a complete and extensive refurbishment in 2009 with the highest quality fixtures and fittings and needs to be viewed to be fully appreciated.

Viewing Highly Recommended

Ground Floor

Vestibule.

Hallway with Reception.

Open Plan Lounge / Dining Room with patrician doors, wooden flooring and feature fireplace, concealed lighting to the Dining Room and seating for 12 covers.

REF: 00H663K

Private Accommodation

Lounge with wooden flooring
Fitted Kitchen with wall/base units with a range of catering equipment and utensils to cater for all guests
Double Bedroom.
Master Bedroom – En-Suite comprising bath with shower above.
Office.
Toilet with sink.

First Floor

2 x Double Bedrooms – Both En-Suite comprising 4-piece suite with bath, (one with flatscreen TV in wall by bath and twin sinks), separate walk-in shower, sink and toilet.
1 x Double Bedroom – En-Suite comprising walk in shower, sink and toilet.
Toilet with sink.
Linen cupboard.

Second Floor

2 x Double Bedrooms – Both En-Suite comprising walk in shower, sink and toilet.
1 x Twin Bedroom – En-Suite comprising walk in shower, sink and toilet.

EXTERIOR: Feature Garden area to the front with seating for guests. Enclosed Yard to the rear with shed.

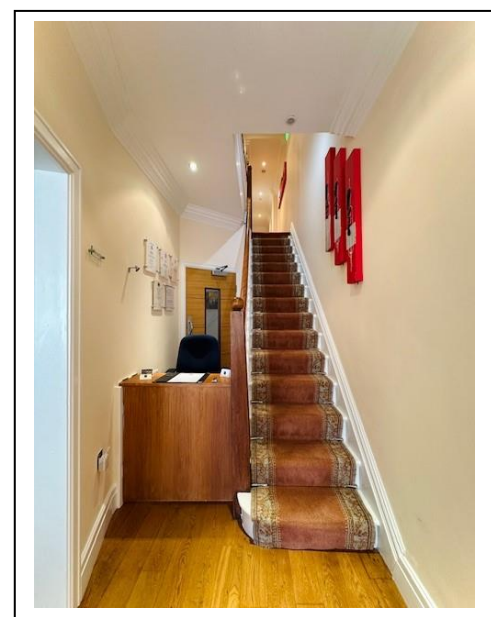
AGENTS NOTES: All letting bedrooms have wall mounted flat screen TV's, hair dryers, mood lighting, solid oak furniture, room refreshments, bath robes and slippers, fans and shaving points. The hotel is centrally heated and has double glazing. There is a separate Combi Boiler for the private accommodation and additional boilers to the hotel. L2 Fire Alarm System installed.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application

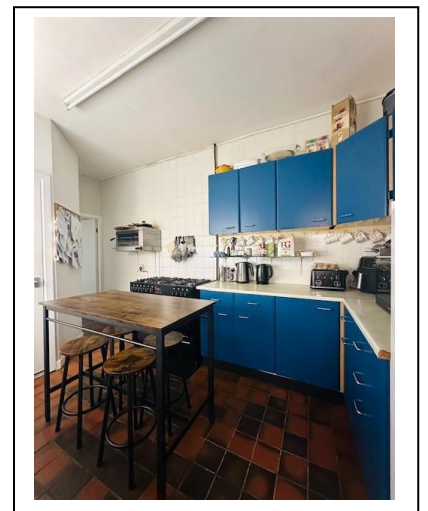
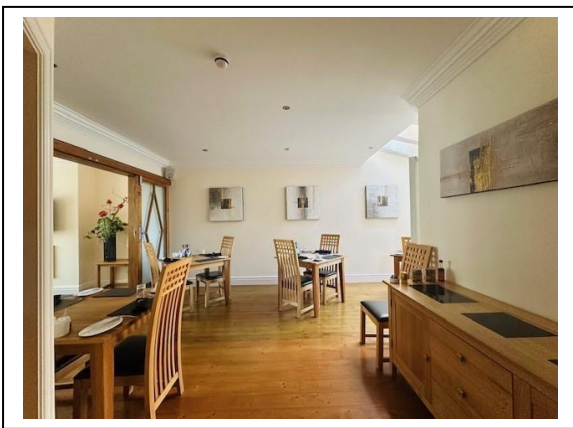
TENURE: Freehold.

STARTING BID: £240,000

VIEWING: By appointment through Kenricks 01253 420 420



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