

FOR SALE

SURREY HOUSE (HOTEL)
NORTHUMBERLAND AVENUE
BLACKPOOL
LANCASHIRE
FY2 9SB

- NINE BEDROOM HOTEL
- SOUGHT AFTER AND CONVENIENT LOCATION
- UPGRADED & DECORATED TO A HIGH STANDARD
- WEALTH OF CHARM & CHARACTER
- ACCOUNTS AVAILABLE
- MAY BE SUITABLE FOR CONVERSION TO RESIDENTIAL STPP
- INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED

OFFERS OVER: £285,000



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

NORTHUMBERLAND AVE, BLACKPOOL

LOCATION

This hotel occupies a sought after location in north Blackpool. It is close to local shops and amenities. The promenade allows ease of access into Blackpool town centre and towards Bispham and Cleveleys.

DESCRIPTION

This hotel must be viewed internally to be appreciated and comprises:

- Nine trading bedrooms all of which are en-suite
- 4-star gold accredited
- The property has been extensively upgraded by the current owners, who continue to invest in the property to maintain its impressive standard
- There is off road car parking to the rear, a double sized garage and rear garden
- Extensive ground floor accommodation
- Private Lounge, two bedrooms and shower room
- Phase 3 electrics and updated electrics
- Owned by present owners for 18 years
- May be suitable for conversion to residential STPP

ACCOMMODATION

Ground Floor: Porch, Sun Lounge, Inner Hall, Lounge Diner, Dining Room (caters for 20+), large fitted Kitchen, store.

Private Lounge, 2 no. bedrooms, shower room and store.

First Floor: Master Triple Room, plus 3 no. Triple Rooms.

Second Floor: Double bedroom, 3 no. Triple Rooms and feature bedroom that has two double beds.

All trading bedrooms are en-suite.

ADDITIONAL PHOTOS

Additional photos can be found to the back pages of the brochure.

EPC RATING

TBC

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 - (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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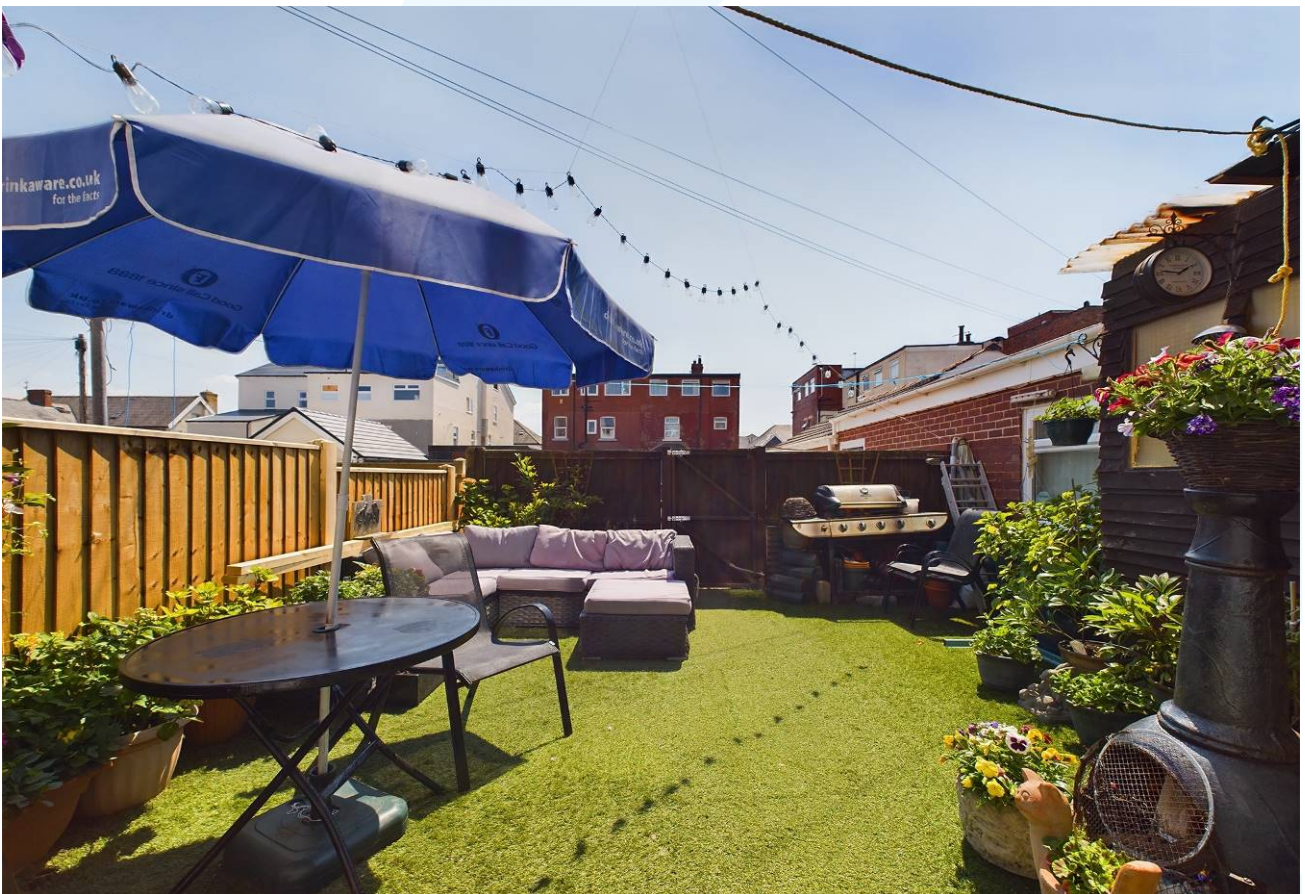


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