

FOR SALE / TO LET

13 VANCE ROAD
BLACKPOOL
LANCASHIRE
FY1 4QD

- 10 BEDROOM HOTEL
- ALL ROOMS EN-SUITE
- SUBSTANTIAL PROPERTY
- VIEWING RECOMMENDED

ASKING PRICE: £175,000

RENT: £15,000 PA EXC DEPOSIT: £10,000



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VANCE ROAD BLACKPOOL

DESCRIPTION

Duxburys Commercial are pleased to offer this 10 Bedroom Hotel for Sale.

The Hotel is conveniently located in Blackpool Town Centre and all of the towns tourist attractions are within easy walking distance

The property has been recently refurbished and upgraded and boasts new carpets throughout. This property is unfurnished and offers a blank canvas for a buyer to develop their own business.

ACCOMMODATION

GROUND FLOOR:

Lounge
Dining room
Commercial kitchen space (No equipment)
2 Bedroom owners' accommodation

FIRST & SECOND FLOOR:

10 en-suite trading bedrooms over 2 floors offering a mixture of double and family rooms.

BUSINESS RATES

This property is not currently rated as it has been undergoing refurbishment. Although it is expected to qualify for small business rent relief the buyer should make checks with the Valuation Office agency to confirm that this is the case.

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

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