



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web www.kaysestates.co.uk

COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Licensed Hotel

Reference: 010150

Freehold Price: £244,950

Tenure Type: Freehold

DESCRIPTION: Substantial detached 13 Licensed Hotel situated in the busy all year round trading location of Reads Ave, being close to Town Centre, Winter Gardens and amenities. Fully equipped for 30 guests, good trading accounts and 3* ETC Rating. 1 bedroom private accommodation and parking for 6 cars.

Ground Floor: Open Plan Bar Lounge/Dining Room with wood effect flooring and seating for 30 diners; Reception Area/Office; Kitchen with non-slip flooring and a range of commercial equipment; 1 en suite twin letting bedroom; **Private Accommodation:** Double en suite bedroom;

First Floor: 7 bedrooms (3 en suite family, 3 en suite double, 1 single with own shower & wc);

Second Floor: 5 bedrooms (1 family suite with double & single en suite, 3 en suite double, 1 en

suite twin);

EXTERIOR: Front car parking for 6 cars and rear paved garden.

SERVICES: All letting bedrooms have TV's and room refreshments throughout. Gas central heating, UPVC double glazing and L2 fire alarm.

BUSINESS: We are informed accounts show a turnover in the region of £45,000 pa

Viewing *STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.*

The Address 91-93 Reads Ave, Blackpool FY1 4BL



