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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.

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Boutique B&B with Licensed Cafe

Reference: 010581

Freehold Price: £1,295,000

The Rooms, 35 Church Road, Lytham, FY8 5LL

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A unique opportunity to acquire a life style business in a beautiful and much sort after location in the heart of Lytham. The double fronted period property has been tastefully converted to provide a contemporary boutique bed & breakfast with 5 quality super king double letting bedrooms all with luxury en suite bathrooms with rainfall showers, flat screen tv's, ipod docking stations, radio, hairdryer, tea & coffee facilities and bathrobes. A more recent addition is a licensed café bar open to non-residents to the ground floor with a superb rear outside seating area and gardens accessed via bifold doors. The café bar space would offer excellent scope to expand to a restaurant/bistro if

required. Large double bedroom and luxury bathroom for owners plus fully fitted modern kitchen and garage. This property must be viewed to appreciate the quality and location.

LOCATION: Lytham is a prestigious affluent seaside town on the North West Fylde Coast approximately 5 miles south of Blackpool. The property is located in the heart of Lytham with a 2 minute walk from all the shops, restaurants, cafes and the famous green with the windmill.

ACCOMMODATION

GROUND FLOOR: Spacious hallway entrance with original handrail and walnut staircase to letting bedrooms; licensed café bar with approximately 30 covers, feature glass shelf display to one wall, bifold doors providing access to the rear garden, reception area open plan to modern fitted kitchen with commercial stainless steel extractor. Private lounge, floating staircase giving access to private bedroom fitted wardrobes luxury bathroom with bath, wc, wash hand basin and walk in shower all fully tiled located to the rear of the first floor.

FIRST FLOOR: Super king size double with luxury en suite shower room; Room 5: Super king size double with luxury en suite shower room.

SECOND FLOOR: Room 1: Luxury super king double with open plan bathroom with bath, wc, 2 wash hand basins and circular step in shower; Room 2: King size double with step down passage way to luxury en suite shower room; Room 3: Super king size double with luxury en suite shower room.

EXTERIOR: Front walled garden. Rear decked and paved patio area and mature gardens providing excellent outside dining/entertaining space. Brick garage store with pitch roof and up & over electric door fronting onto rear service road.

BUSINESS: The business has been operating as a boutique B & B since 2008 with the licensed café bar being introduced in 2021. The present owners, by choice, trade the café bar Thursday to Sunday 8.30am to 2.30pm to non residents with a 6pm license however it offers excellent potential for a bistro bar operation subject to permissions. The B & B was the winner of The Times mystery guests best breakfast in the UK and voted as one of The Times top 12 B & B's in the UK. Tariffs range from £145 to £165 per room per night. 5 star TripAdvisor reviews and 9.6 rating on Booking.com.

SERVICES: All mains services connected.

TENURE: Freehold







