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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.**

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: 010799**

**Freehold Price: £179,950**

**Edelweiss Hotel, 36 St Chads Road, Blackpool, FY1 6BP**

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

### DESCRIPTION:

Mid terraced 3 storey property situated in a busy holiday area at South Shore. Immediately off the Promenade between Central and South Piers close to the beach and all attractions. 6 en suite bedrooms with tv's, tea and coffee making facilities, central heating and double glazing. Large owners accommodation provides a lounge, bathroom and 3 bedrooms. Regular clientele with excellent TripAdvisor reviews. Viewing recommended.

**LOCATION:**

On St Chads Road which is conveniently located immediately off the Promenade between Central and South Pier close to all attractions.

**ACCOMMODATION****GROUND FLOOR:**

Vestibule entrance hall and stairs; large open plan lounge dining room and bar area; large open plan kitchen with fitted wall and base units; Private Accommodation: Lounge with staircase to first floor (2 bedrooms; bathroom); office/store; double bedroom;

**FIRST FLOOR:**

2 en suite bedrooms (1 family, 1 double); store;

**SECOND FLOOR:**

4 en suite bedrooms (3 double, 1 family);

**EXTERIOR:**

Yard and timber store.

**BUSINESS:**

BUSINESS: The business trades on a B&B basis catering for families and couples. 4.5 Excellent TripAdvisor rating.

**SERVICES:**

All mains services connected, central heating, double glazing and L2 alarm.

**TENURE:**

Freehold



