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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 with Lift

Reference: 010612

Freehold Price: £725,000

The Stuart Hotel, 27-29 Clifton Drive, Blackpool, FY4 1NT

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: An excellent family run hotel located immediately off the Promenade at South Shore adjacent to the Pleasure Beach theme park. The substantial detached 4 storey property provides first class bar lounge and restaurant areas with spacious commercial kitchens and modern lift to all floors. 20 letting bedrooms all with en suite bathrooms, flat screen TV's, tea and coffee making facilities and central heating. The rooms provide a mix of double, family, family suites and 4 with balconies. In the same ownership since 2001 the hotel is in first class condition. Strong reviews with fabulous 8.8 Booking.com, 4.5 Excellent on TripAdvisor. The business operates on a B & B basis but has a restaurant license that could be developed. Excellent hotel with viewing highly recommended.

LOCATION: On Clifton Drive close to its junction with Burlington Road and Bond Street. Immediately off New South Promenade adjacent to Blackpool Please Beach theme park.

ACCOMMODATION

GROUND FLOOR: Reception, lobby & lift; large bar lounge with raised seating section in window, fully fitted bar counter; separate restaurant/breakfast room with buffet breakfast display/servery; commercial kitchen with quarry tiled floor, a stainless steel clad wall in two sections for cooking and pot wash; ladies & gents wc, disabled wc.

FIRST FLOOR: First, Second & Third Floors: 20 bedrooms with en suite bathrooms.

EXTERIOR: Forecourt parking for 3 cars plus outside patio seating area.

BUSINESS: The business is fully equipped and strong with a strong regular customer base backed up by excellent reviews of 8.8 Booking.com and 4.5 TripAdvisor. Full accounts will be made available to genuine interested parties after viewing. Very good advance bookings for 2022 season.

SERVICES: All mains services. Modern lift to all floors.

TENURE: Freehold



