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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.



Quality Guest Accommodation

Reference: 010860

Freehold Price: £239,500

Pride Lodge, 12 High Street, Blackpool, FY1 2BL

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: An exceptionally high quality smaller guest house located adjacent to the train station, town centre and Blackpool's gay scene. The end terraced property is maintained to a very high standard and offers 5 spacious en suite bedrooms together with a sauna room (previously a double bedroom) and hot tub garden. The owners accommodation occupies the entire ground floor providing a spacious lounge, modern fitted kitchen, double bedroom and double shower/wc. Private garage and 2 permit parking spaces. Excellent TripAdvisor & customer reviews with viewing recommended.

LOCATION: On High Street opposite Blackpool North train station adjacent to the town centre & Funny Girls Cabaret Bar.

ACCOMMODATION

GROUND FLOOR: Vestibule entrance hall; reception & office; owners lounge with bay window; contemporary modern fitted kitchen, double fridge freezer, 4 burner hob & double oven, dishwasher; conservatory utility area; bathroom with double shower, wc, wash hand basin and vanity unit; double bedroom.

FIRST FLOOR: Sauna room with 6 person Infra Red Sauna, multi gym, sun canopy, massage table, steel lockers, occasional furniture with seating, shower & wc (previously double super king en suite bedroom easily re-instated if required); king size double en suite; double/single en suite; boiler tank room;

SECOND FLOOR: 1 king size double en suite; 2 super king size double en suite; Storage cupboards;

EXTERIOR: Hot tub garden with mature shrubs, infra-red heaters; garage with power, light and water plus electric roller shutter door; front garden area. Store room with power light and water.

BUSINESS: The business is very well equipped with all rooms having tv's, tea/coffee making facilities, hairdryers, fridges, central heating & double glazing. The vendor operates the business on a B & B basis with breakfast served to the room. All bookings generated organically with no online booking portal. Turnover in the region of £7,000 per month. Pride Lodge holds a 2022 award by Trip Advisor for being placed in the top 10% for hotel guest reviews - **WORLDWIDE**. Owners wishing to retire after 16 successful years and now trading on very limited openings by choice. Above average gross and net % margins, with huge scope to increase. Excellent opportunity to increase business by online booking portals and longer trading period. The quality of guest accommodation commands higher than average tariff.

SERVICES: All mains services, gas central heating and double glazing.

TENURE: Freehold







