



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.



Self Contained Holiday Apartments

Reference: 010473

Freehold Price: £575,000

Norwyn Court Apartments, 85/87 Reads Avenue, Blackpool, FY1 4DG

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A substantial detached three storey property located in Blackpool centre close to all the attractions, shop, bars, theatres & restaurants together with the new Blackpool central 300 million pound leisure development. The family run holiday apartments provide 12 self-contained apartments catering for between 2 and 6 guests. Parking for 12 cars + owners space. Spacious owners / managers accommodation has a large lounge diner fully fitted kitchen, luxury bathroom, master bedroom with 10ft walk in wardrobe, 2nd double bedroom with en-suite shower & wc, office, utility & man cave. Well established business with strong regular trade. Viewing recommended to appreciate the quality and size of the apartments.

LOCATION: On the northerly frontage of Reads avenue in Blackpool centre close to all the attractions including the famous tower, winter gardens, theatre and conference venue plus all the shops bars and restaurants. The new Blackpool central 300 million leisure development (under construction) is at the bottom of Reads Avenue.

ACCOMMODATION

GROUND FLOOR: Vestibule Entrance & reception;

APARTMENT 1: Spacious lounge with twin beds, kitchen area own shower and toilet (sleeps 2);

APARTMENT 2: Spacious lounge with double bed, kitchen area own shower and toilet (sleeps 2);

APARTMENT A: Spacious lounge, separate kitchen, own wet room, shower and toilet, one large bedroom with one double bed and one single bed, plus one single bed in lounge (sleeps 4);

OWNERS ACCOMMODATION continue: Open plan lounge and dining room; fully fitted kitchen, utility, office, luxury bathroom with jacuzzi bath & tv, Sauna, walk-in in double shower, wc, wash hand basin, large double bedroom with 10ft walk in wardrobe.

LOWER GROUND FLOOR: OWNERS ACCOMMODATION: Double bedroom with en suite shower & wc; man cave (previously lounge/kitchen) access to rear yard and meter cupboard;

APARTMENT 3: Own entrance to lounge and kitchen area, through to double bedroom with double and single bed, en suite shower & wc (sleeps 3);

FIRST FLOOR: APARTMENT 4: Spacious lounge, separate kitchen, own shower and toilet; 2 bedrooms each with double bed (sleeps 4);

APARTMENT 5: Spacious lounge with twin beds, separate dining kitchen, own shower and toilet (sleeps 2);

APARTMENT B: Spacious lounge, separate kitchen, own shower and toilet, one double bedroom, one bunks room (sleeps 4);

APARTMENT C: Spacious lounge with twin beds, separate dining kitchen, own shower and toilet (sleeps 2)

SECOND FLOOR: APARTMENT 6: Spacious lounge with double bed, separate dining kitchen, own shower and toilet (sleeps 2);

APARTMENT 7: Spacious lounge with double bed, separate kitchen, own shower and toilet (sleeps 2);

APARTMENT 8: Lounge and kitchen area, through to double bedroom, en-suite shower and toilet (sleeps 2);

PENTHOUSE APARTMENT D: Takes over the whole second floor. 2 double bedrooms and 1 twin bedroom, spacious lounge dining kitchen, own wet room, shower and toilet (sleeps 6).

EXTERIOR: Front side & rear parking approx. 12 spaces plus owners

BUSINESS: The business operates March to November, by choice, with a policy of minimum 3 night stay. Well established regular trade and good advanced bookings, scope for all year trading. Full accounts available after viewing. Average turnover £50,000 pa. All apartments are fully equipped catering for between 2 to 6 guests.

SERVICES: All mains services connected, Coin meters for electricity to flats (except flat 3), Central heating with two boilers one for owners accom and one for flats.







