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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: 010833

Freehold Price: £475,000

Chaps Hotel, 9-11 Cocker Street , Blackpool, FY1 1SF

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A quality double fronted three storey hotel located immediately off the Promenade north of Blackpool town centre close to the train station and Funny Girls cabaret venue. 20 letting bedrooms decorated and furnished to a very high standard all with tv's, tea and coffee making facilities, fridges, central heating, double glazing and 16 with tiled en suite showers and toilets. Excellent public areas include a comfortable, relaxing bar lounge with garden room plus separate dining room with 24 covers. Very good ground floor owners accommodation consists open plan lounge, diner, kitchen with access to private garden area, 2 bedrooms and shower and toilet. Parking for 2 cars to

the front. The adults only LGBT hotel has been operated by the present owners since 2006 having established a strong regular customer base for gay men. Higher turnover levels based on 9 months trading and no on line booking portals. Viewing highly recommended to appreciate the quality. 5 star Tripadvisor reviews.

LOCATION: On the northerly frontage of Cocker Street which is immediately off the Promenade north of the town centre close to the train station, Funny Girls cabaret venue plus all the shops bars theatres and restaurants.

ACCOMMODATION

GROUND FLOOR: Spacious reception hall; reception area and office; Comfortable bar lounge with easy sofa seating corner bar counter and access to garden room with glazed roof light; customer wc; dining room with 24 covers; kitchen; private accommodation provides open plan lounge, diner, kitchen with access to private garden area; double bedroom; single bedroom; shower, wc and whb. 1 x Superior Double En Suite.

LOWER GROUND FLOOR: Laundry room; tool store; private gym.

FIRST FLOOR: 9 Letting Bedrooms (1 x Small Double En Suite; 2 x Standard Double; 2 Superior Double En Suite; 3 Premier Double En Suite; 1 Twin En Suite); WC and 2 showers.

SECOND FLOOR: 10 Letting Bedrooms (2 x Small Double En Suite; 2 x Standard Double; 5 Premier Double En Suite; 1 Twin En Suite).

EXTERIOR: Front garden/patio area; parking for 2 cars; rear private covered garden.

BUSINESS: The business trades as an LGBT adults only business for gay men. Regular repeat trade with no on-line booking portals. Operates 9 months by choice with strong turnover levels. Full figures will be made available to genuine interested parties after viewing.

SERVICES: All mains services, gas central heating.

TENURE: Ground Leasehold Remainder of a 1999 year ground rent from 1689. Ground rent £2. per annum.







