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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.



## **Semi Detached Licensed Hotel**

**Reference: 011041**

**Freehold Price: £190,000 Offers Over**

**Hurstmere Hotel, 5 Alexandra Road, Blackpool, FY1 6BU**

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

**DESCRIPTION:** A Substantial Semi Detached Licensed Hotel located immediately of the Promenade. In an excellent position for families between Central and South Piers and close to the beach, Sandcastle Water Park and the Pleasure Beach. 9 en suite bedrooms with TV's, tea & coffee making facilities, heaters, mini fridges and hairdryers. Excellent cosy family bar lounge plus separate breakfast room. Self contained owners accommodation offers lounge, double en suite bedroom, 2 double bedrooms and a family bathroom all on the ground floor. The business enjoys good repeat trade with strong TripAdvisor reviews and 9.6 on Booking.com. Viewing recommended.

**LOCATION:** On Alexandra Road at South Shore near the Promenade.

**ACCOMMODATION**

**GROUND FLOOR:** Vestibule entrance hall & stairs; Breakfast room into sun lounge; kitchen with modern fitted units; WC with baby changing area; Private accommodation provides lounge, double bedroom with ensuite shower & wc, 2 further bedrooms and family bathroom with corner bath wc wash hand basin and step in shower.

**LOWER GROUND FLOOR:** Bar lounge with upholstered seating pool table, games machine and fully fitted bar counter. Tool store and utility.

**FIRST FLOOR:** 4 en suite bedrooms (1 double, 2 family suites, 1 triple).

**SECOND FLOOR:** 5 en suite bedrooms (2 double, 2 family, 2 room family suite).

**EXTERIOR:** Side & rear parking for potential 4 cars. Front seating area.

**BUSINESS:** The hotel is fully equipped and trading with the vendor confirming the turnover level to be in the region of £65,000, further figures will be made available to genuine interested parties. The hotel trades for families and couples on a B & B basis. 9.6 Booking.com reviews and 5/5 TripAdvisor.

**SERVICES:** All mains services connected. Smart electric low energy heaters to bedrooms. 2 central heating boilers one for the hotel and one for the private accommodation

**TENURE:** Freehold.





