



Call us on 01253 623486  
or Fax: 01253 752068  
Email [info@kaysestates.co.uk](mailto:info@kaysestates.co.uk)  
Web [www.kaysestates.co.uk](http://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.



## Quality Licenced Hotel

**Reference: 011083**

**Freehold Price: £275,000**

**Langley House Hotel, 17/19 Crystal Road , Blackpool, FY1 6BS**

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

**DESCRIPTION:** Substantial double fronted mid terraced property located immediately off the Promenade to the South Shore area of Blackpool between Central and South Pier. Popular location with visitors being close to the beach and all attractions. The Hotel underwent major refurbishment in 2021 providing 11 en suite quality letting bedrooms and guest facilities plus a self contained 1 bedroom managers accommodation. All rooms are decorated and equipped to a high standard with tea & coffee making facilities, TV's, Key-less card door entry system, quality en suites including 3 with baths and over bath showers. Run under management on a B&B basis the Hotel caters for families and couples with

excellent ratings of 9.5 on booking.com and 5 Star TripAdvisor reviews. Ideal for an owner operator to maximise trade. Viewing highly recommended to appreciate the quality on offer. Turn key business opportunity.

**LOCATION:** On Crystal Road which is immediately off the Promenade at South Shore between Central & South Pier. Close to Blackpool Pleasure Beach and all attractions.

#### ACCOMMODATION

**GROUND FLOOR:** Open plan layout to reception and bar lounge with fitted bar counter with security shutters; Ladies & Gents wc's; breakfast room with folding glazed doors to additional dining and games room area; office; tiled kitchen; large utility & linen store; Private Accommodation: Lounge; double bedroom; Shower wc and wash hand basin.

**FIRST FLOOR:** 5 en suite bedrooms (2 double, 3 family); Store with potential for extra bedroom.

**SECOND FLOOR:** 6 en suite bedrooms (2 double, 3 family);

**EXTERIOR:** Front patio area, rear yard.

**BUSINESS:** The Hotel trades on a B&B basis and is currently operated under management catering for families and couples. The vendor confirms the turnover to be circa £85,000 further figures will be made available to interested parties after viewing. Excellent reviews on Bopoking.com and Tripadvisor.

**SERVICES:** All mains services connected, full central heating and double glazing. Key-less card system to through. CCTV system throughout.

**TENURE:** Freehold







