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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.



## Luxury Holiday Apartments

Reference: 011011

Freehold Price: £455,000

Highcliffe, 8 South Promenade, Cleveleys, FY5 1BZ

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

**DESCRIPTION:** A superior block of self contained luxury holiday apartments in a superb location on Cleveleys Promenade. The mid terraced 4 storey property, overlooking the Irish Sea, provides 6 self contained apartments decorated and finished to a very high standard catering for between 1 to 8 guests including 3 ground floor apartments. An exceptional opportunity to acquire a quality block of apartments that can provide a hands off investment or if owner operated could increase returns.

**LOCATION:** Excellent position on South Promenade at Cleveleys overlooking the Irish Sea with Victoria Road West just around the corner. Popular location for the discerning visitor.

### ACCOMMODATION

**GROUND FLOOR:** Vestibule entrance hall and stairs. Apartment 1 - "Ebony Suite" lounge open plan kitchen; double bedroom; shower wc & wash hand basin. Sleeps up to 4 with double sofa bed.

Apartment 2 "Promenade Suite" lounge kitchen diner; twin bedroom; shower wc & wash hand basin. Sleeps up to 4 with double sofa bed.

**LOWER GROUND FLOOR:** Apartment 6 "Emerald Suite" Lounge open plan kitchen; shower wc & wash hand basin; family bedroom; double bedroom with ensuite shower. Sleeps up to 8 people with double sofa bed; own rear access and decked area.

**FIRST FLOOR:** Apartment 3 "Pebble Suite" Lounge kitchen diner; double bedroom en suite; shower wc & wash hand basin. Sleeps up to 2 person.

Apartment 4 "Seaview Suite" Lounge kitchen diner; double bedroom; twin bedroom; shower wc & wash hand basin. Sleeps up to 6 people with double sofa bed.

**SECOND FLOOR:** Apartment 5 "Sunset Suite" Lounge diner; kitchen; double bedroom; twin bedroom; shower wc & wash hand basin. Sleeps up to 6 people with double sofa bed.

**EXTERIOR:** Rear ground floor access; parking to rear for 2 to 3 cars; front patio.

**BUSINESS:** The flats are furnished and equipped to a high standard, a full inventory will be provided by the vendor prior to completion. The current owners partner up with a management company who deal with all booking enquiries and cleaning allowing for a hands off investment or alternatively margin could be increased by £40,000 if owner operated. The vendor confirms the turnover levels to be in the region of £115,000 with further figures available to interested parties after viewing.

**SERVICES:** All mains services, 3 Phase electric and central heating.

**TENURE:** Freehold.







