KAYS
COMMERCIAL ESTATE AGENTS
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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.

Hotel Investment
Reference: 011140
Freehold Price: £250,000
72/74 Dickson Road, Blackpool, FY1 2AW

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Freehold hotel investment producing £21,800 per annum rental income. Double fronted 4 storey property located close to Blackpool town centre and the Promenade. Tenants Full Repairing and Insuring lease. Lease 20 years from April 2019.

LOCATION: On the westerly frontage of Dickson Road close to it's junction with Cocker Street close to the Promenade, town centre and Blackpool North train station.

ACCOMMODATION
GROUND FLOOR: Bar lounge open plan fitted spacious bar counter with security roller shutters stage & dj box, storage to rear of bar; Ladies & Gents wc's; kitchen with stainless steel extraction; dressing room staff wc; office.

LOWER GROUND FLOOR: 2 x freezer store; owner/manager flat lounge kitchen; bedroom shower wc wash hand basin; utility room; beer cellar.

FIRST FLOOR: 8 double en suite bedrooms; 3 laundry rooms.

SECOND FLOOR: 10 double en suite bedrooms.

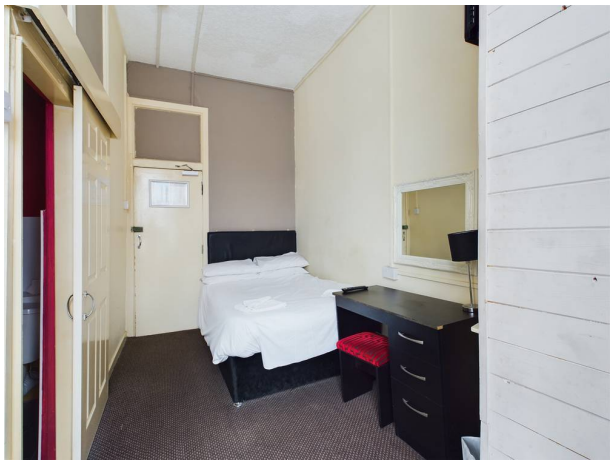
THIRD FLOOR: 2 self contained flats consisting lounge, kitchen, bedroom, shower & wc.

EXTERIOR: Front beer garden, side store room.

BUSINESS: Lease schedule: 20 year Full Repairing and Insuring lease from 1/4/2019. passing rent £21,800 per annum. RPI reviews 2029 & 2034.

SERVICES: All mains services.

TENURE: Freehold



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