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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: 011155

Freehold Price: £169,950

The Woodleigh, 32 King Edward Ave, Blackpool, FY2 9TA

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Quality Licensed Hotel located in a popular holiday area off Queens Promenade to the North of Blackpool centre. 9 en suite letting bedrooms decorated and furnished to a high standard and equipped with TV's, tea and coffee making facilities, central heating and double glazing. Self contained owners accommodation on the ground floor provides lounge, bathroom and double bedroom with access to rear patio and yard area with parking for 1 car. The Hotel is well maintained, decorated and exceptionally clean throughout with viewing recommended. 9.7 Booking.com, 5 Star TripAdvisor and google reviews.

LOCATION: On the Northerly frontage of King Edward Avenue which is immediately off Queens Promenade close to the Cliffs and Gynn Square.

ACCOMMODATION

GROUND FLOOR: Vestibule hall and stairs with stair lift to first landing; bar lounge with fitted bar counter open plan to breakfast room with bay window; well equipped kitchen with stainless steel cupboards and worktops; utility room with range of units, washing machine and tumble dryer; Private Accommodation: Lounge; bathroom with double walk-in shower, wc and wash hand basin; double bedroom with patio door to rear; store room;

FIRST FLOOR: 5 en suite bedrooms (2 double, 2 family, 1 twin or king); wc;

SECOND FLOOR: 4 en suite bedrooms (2 double, 1 family, 1 twin or king);

EXTERIOR: Front walled garden, rear private decked area, rear yard/parking for 1 car and store shed.

BUSINESS: The vendors operate approx 8 months of the year by choice trading on a B&B basis with option of evening meal. Vendors confirm turnover to be in the region of £50,000 with full figures made available to interested parties after viewing.

SERVICES: All mains services connected. New boiler and pressurised water system installed 2020.





