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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.



Quality 4 Star Holiday Apartments

Reference: 010192

Freehold Price: £249,950

Coast Apartments, 11 Empress Drive, Blackpool, FY2 9SE

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A substantial semi detached three storey property located in an excellent location within a stones throw of the beach, seafront and the cliffs of the North Shore area of Blackpool. Arranged as 4 quality self contained apartments catering for families and couples. Each spacious modern apartment is fully equipped and appointed to a very high standard. Ample parking for all flats. The business has 5 star TripAdvisor reviews and currently operates with regular customers and limited on line booking portal offering scope to expand trade if required. This property must be viewed to appreciate the space and quality on offer.

LOCATION: Located in an excellent location immediately off Queens Promenade to the North Shore area of Blackpool. This peaceful position still allows easy access to all Blackpools attractions by foot or tram.

ACCOMMODATION

GROUND FLOOR: Main vestibule entrance; Hall and stairs.

Sand Apartment: Lounge and diner with modern kitchen off; Double bedroom with en suite shower and toilet.

Shells Apartment; Spacious open plan lounge dining room and modern kitchen with double doors to outside space; Hallway with access to rear private patio area; Double bedroom; Twin bedroom; Family bedroom with en suite double shower and toilet; Bathroom with toilet and double shower.

FIRST FLOOR: Sea Apartment: Open plan spacious lounge diner modern kitchen; Family bedroom; Shower and toilet.

Sun Apartment: Duplex unit spacious open plan lounge diner and modern kitchen; Double shower room and toilet;

SECOND FLOOR: Sun Apartment continued: Family bedroom; Double bedroom; Toilet and wash hand basin.

EXTERIOR: Parking to front for 4 cars and 2 to the rear. Decked patio area for Shells apartment

BUSINESS: All apartments are fitted and equipped to a high standard including integrated dishwashers, washer/dryers, fridge freezers, oven and hobs. The business has been family run since 2006 having established a loyal customer base and averaged turnover in the region of £50,000. The owners are now semi retired with the current turnover averaging £37,000. These figures have been generated from organic sources with a loyal customer base. Massive scope to increase business by utilising on line booking portals which currently the vendor do not utilise and offering pet friendly stays. Accounts will be made available to interested parties after viewing.

SERVICES: All mains services. Full gas central heating with 2 boilers

TENURE: Freehold





