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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: 009711

Freehold Price: £169,950

Tenure Type: Freehold

DESCRIPTION: A family run Hotel located to the North of the Town Centre close to all the attractions including the Prom with its famous Tower, North Pier and Winder Gardens. 10 en suite letting bedrooms with flat screen tv's, tea and coffee making facilities, room safes and hair dryers catering for 24 guests. Private accommodation provides a lounge, 2 bedrooms and bathroom. The business has been run by the same family since 1997 and enjoys good repeatable trade with a 5 star excellent TripAdvisor reviews. Viewing recommended.

LOCATION: On the Northerly frontage of Cocker Street between Dickson Road and Lord Street close to the Promenade, Shops and all attractions.

ACCOMMODATION

Ground Floor: Vestibule entrance; lounge and dining room with 24 covers and feature fire place; bar lounge with upholstered seating and fitted bar counter; galley kitchen with fitted wall and base units; Private Accommodation: lounge/ bedroom; bedroom with en suite bathroom/wc and over bath shower;

Basement: Private Accommodation: Bedroom with shower; utility room;

First Floor: 5 en suite bedrooms (3 double, 2 single); linen store;

Second Floor: 5 en suite bedrooms (3 double, 1 family, 1 twin).

Exterior: Rear gated yard.

BUSINESS: The business is equipped to cater for 24 guests including dishwasher, cooker, 2 microwaves, deep fat fryer, fridge, freezer, etc. A full inventory will be prepared by Kays prior to exchange of contracts. Accounts available on request.

SERVICES: All mains services connected plus central heating, double glazing, L2 alarm and 8 camera CCTV system. 5 year Periodic Electrical Certificate 2020.

EPC RATING: C

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Valdene Hotel, 16 Cocker Street, Blackpool, FY1 2BY



