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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.



Leasehold Promenade HMO

Reference: 010368

Leasehold Price: £69,950

373 Promenade, Blackpool, FY1 6BH

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A long established leasehold HMO located on the corner of Alexandra Road and the Promenade at South Shore. The hotel has 14 rooms that it rents to council tenants and workers. Operated by the same owners for approximately 40 years. New lease available direct form the landlord, rent £1100 per calendar month. Self contained 2 bedroom owners apartment.

LOCATION: On the South West corner of the Promenade and Alexandra Road at South Shore, Blackpool.

ACCOMMODATION

GROUND FLOOR: Vestibule entrance hall & stairs; dining room; kitchen with stainless steel extraction.

LOWER GROUND FLOOR: Former bar lounge not in use; 2 stores.

FIRST FLOOR: 10 rooms; TV lounge; 3 x showers & wc's accessed from the rear self contained owners accommodation at first floor level. The owners accommodation consists of lounge; laundry area; 2 bedrooms and bathroom.

SECOND FLOOR: 4 rooms; shower & wc.

EXTERIOR: Rear yard.

BUSINESS: The HMO has been in the same ownership for 40 years. The vendor confirms it is run at very high occupancy levels providing room and breakfast. Rates £480 per calendar month for council guests and £90 a week for workers. Further figures will be available to genuine parties after viewing.

SERVICES: All services, gas central heating.

TENURE: Leasehold. New 15 year lease negotiable from the landlord. Rent £1100 per calendar month, Full Repairing & Insuring term.





