



FLEXIAGENT

Market Leading, Independent Estate Agents



Leicester Street

Southport, PR9 0EZ

Offers In Excess Of £700,000

Flexi-Agent is pleased to present the Leicester Hotel, an attractive and well-maintained property in the highly desirable Southport area. Offering significant potential for investors and those looking to operate a guest accommodation business, the hotel comprises 10 well-appointed bedrooms, each with an en-suite shower room, ensuring privacy and convenience for guests. The property also includes 2 separate bedrooms with both bath & shower & toilet facilities & Double cloakroom storage & a private ground floor living/dining area behind the private kitchen space.

Located within easy reach of the A565, A570, and M58, the hotel benefits from excellent transport links, including bus and rail services, providing easy access to nearby areas such as Preston, Liverpool, and Ormskirk.

On the ground floor, the hotel features a spacious communal bar, dining, and lounge area, providing a welcoming environment for guests to relax after a day of sightseeing. The property's outdoor space includes a charming decked seating area, perfect for guest enjoyment, and there is ample front parking for both guests and staff.

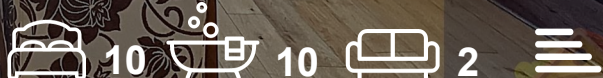
Situated in the heart of Southport, the Leicester Hotel is ideally located near popular tourist attractions and offers 4* accommodation. The property has received excellent reviews on platforms including TripAdvisor, Booking.com, and Google.

The business has the potential to increase sales through more extensive marketing, by accepting walk in same day bookings and 1 day bookings.

- The Leicester Hotel, circa 4157 sqft
- 10 bedrooms with boutique bathrooms
- Private living on site
- Communal lounge, dining room and bar
- Fully booked for the 2025 Southport Flower Show and The Open 2026 @ Royal Birkdale G.C. Southport, hosted by The Royal & Ancient Golf Club of St. Andrews
- FREEHOLD £735,000 to include goodwill and fixtures and fittings.
- Net profits in the region of approximately £30,000
- Net sales for the year are approximately £85,000
- Front parking
- Viewings available upon request

Viewing

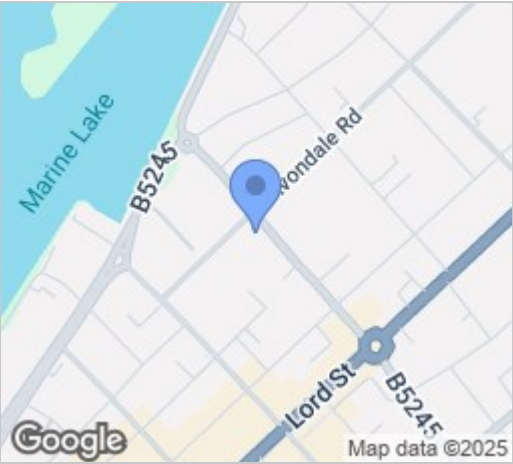
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



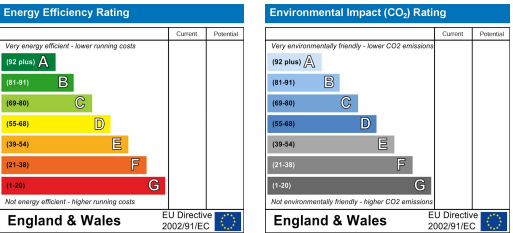
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.