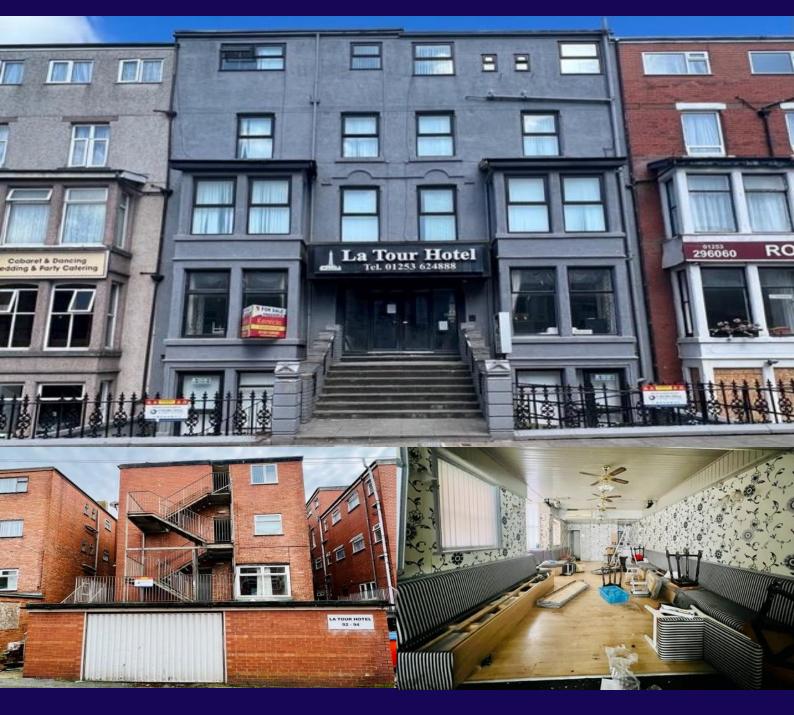
FOR SALE PROMINENT HOTEL WITH BAR AND RESTAURANT FACILITIES

Eddisons



LA TOUR HOTEL, 92-94 ALBERT ROAD, BLACKPOOL, FY1 4PR

PRICE - £450,000

- Substantial double fronted 4 storey property with 45 bedrooms all en-suite.
- Close to Winter Gardens and entertainments.
- Excellent all year round trading location.



LOCATION

Located on Albert Road in the seaside resort of Blackpool in Lancashire, which is situated on the North West coast of England approximately 27 miles north of Liverpool and 40 miles north west of Manchester.

Blackpool is a popular tourist destination with numerous hotels, bars and leisure facilities. The North Pier is the most northerly of the three coastal piers in Blackpool with the Blackpool Tower, Winter Gardens and town centre being just a short walk away.

DESCRIPTION

The property is a substantial double fronted 4 storey building with 45 en-suite bedrooms.

The hotel has not traded for a number of years and is indeed of some internal renovation which is reflected in the asking price.

The property consists of the following:-

Main entrance leading to:-	
Reception and office.	
Ladies and gents toilets	
Bar lounge and open plan area with dance floor.	
4 double bedrooms – all en suite	
2 twin bedrooms – both en suite	
Lower Ground Floor	
Guest dining room with tiled flooring and bar area	
Kitchen	
Utility area	
2 storerooms	
Private Accommodation	
Lounge	
Master bedroom	
Double bedroom	
Bathroom	
First Floor	
1 family bedroom – en suite	
4 double bedrooms – all en suite	
7 twin bedrooms – all en suite	
2 single bedrooms – both en suite	
Second Floor	
2 family bedrooms – both en suite	
5 double bedrooms – all en suite	
5 twin bedrooms – all en suite	
2 single bedrooms – both en suite	



DESCRIPTION CONT/D

Third Floor

- 1 family bedroom en suite
- 5 double bedrooms all en suite
- 3 twin bedrooms all en suite 2 single bedrooms – both en suite

The hotel is centrally heated and has double glazing.

There is a small courtyard to the front of the property.

RATEABLE VALUE

Description / Hotel and Premises Rateable value / £29,000

EPC

The property has an Energy Performance Asset rating of \mathbf{C} . Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The hotel has not traded for a number of years and therefore there are no accounts available.

The property is offered freehold. Price - £450,000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the joint agents:

Eddisons Tel / 0113 241 0940 Email / matthew.hattersley@eddisons.com

Kenricks Tel / 01253 420420

SUBJECT TO CONTRACT

For more information, visit eddisons.com T: 0113 241 0940



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