

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:-

Ground Floor

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 **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

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.