



The Glenthorn, 24-26 West End  
Road, Morecambe, Lancashire,  
LA4 4DL

The Glenthorn, 24-26, West End Road, Morecambe

## The property at a glance **27** **24** **6**

- Large, Double Fronted Mid Terrace Property
- Currently Run as a Guest House 'The Glenthorn Hotel' Fantastic Business Opportunity
- 22 Guest Bedrooms with En Suite Facilities
- Guest Lounge, Dining Room, Games Room & Bar
- Spacious Owners Accommodation
- Front Patios & Enclosed Rear Patio Yard
- Situated Minutes' Walk from Sea Front
- Commercial Council Tax at Rateable Value
- Freehold
- EPC Rating C

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**£650,000**



# Get to know the property



A fantastic opportunity to purchase this double fronted mid terrace property, currently a family run guest house known as 'The Glenthorn Hotel'.

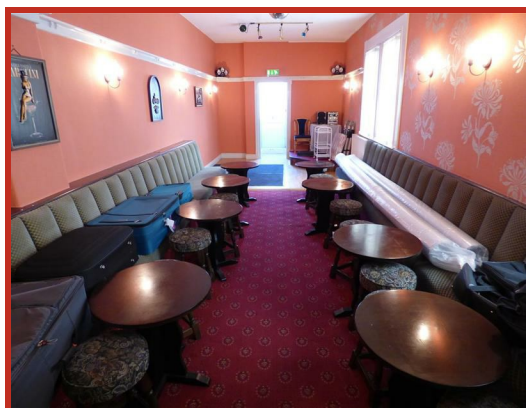
This guest house boasts great business prospects with accommodation set over 5 storeys. Upon entrance to the property, there is a reception area and main entrance hall leading to a guest lounge area, a dining room, a games room and a bar. The first, second and third floors comprise of 22 guest bedrooms, each with en suite facilities. The property also benefits from owners accommodation to the lower ground floor with rooms including two reception rooms, a fitted kitchen and laundry room, two bathrooms and five bedrooms.

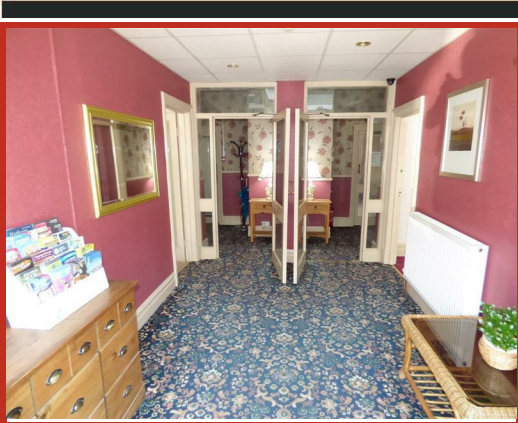
Externally, to the rear aspect, the property offers an enclosed patio yard and space for parking for approximately four vehicles. To the front aspect there are two paved patio seating areas, ideal for use by visitors.

The guest house has an excellent reputation with repeat custom and fantastic reviews on online portals such as TripAdvisor and Booking.com.

Situated within a minutes' walk from the sea front, the property is in a great location close to all local amenities including shops, cafes, Post Office, train station and bus routes. The area has also particularly benefited from 'The Bay Gateway', which now links the Morecambe and Heysham areas to the M6 motorway, providing improved access to the Lake District and areas further afield.

Morecambe Promenade has undergone considerable redevelopment over the past few years with various events such as the nationally acclaimed Vintage Festival, Kite Festival and Morecambe Carnival now drawing in large numbers of visitors to the area.





### Lower Ground Floor

Owners accommodation:

- 2 x Reception Rooms
- Fitted Kitchen
- Laundry Room
- 5 x Bedrooms
- 2 x Bathrooms

### Ground Floor

- Reception
- Guest Lounge Area
- Dining Room/Restaurant
- Games Room
- Bar with Function Space

### First Floor

Guest Bedrooms (each with En Suite Shower Room):

- 2 x Family Rooms
- 1 King Sized Room
- 3 x Double Rooms
- 3 x Single Rooms

### Second Floor

Guest Bedrooms (each with En Suite Shower Room):

- 2 x Family Rooms
- 1 x King Sized Room
- 2 x Double Rooms
- 4 x Single Rooms

### Third Floor

Guest Bedrooms (each with En Suite Shower Room):

- 2 x Family Rooms
- 2 x Double Rooms

### External

Enclosed rear patio garden. Parking for approx. 4 vehicles to rear. Seating areas to front aspect.

### Disclaimer

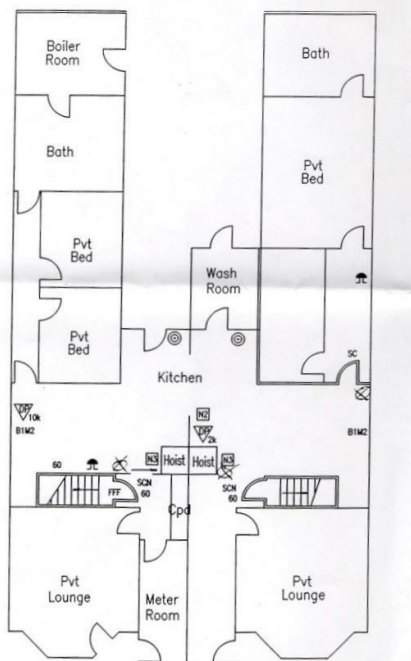
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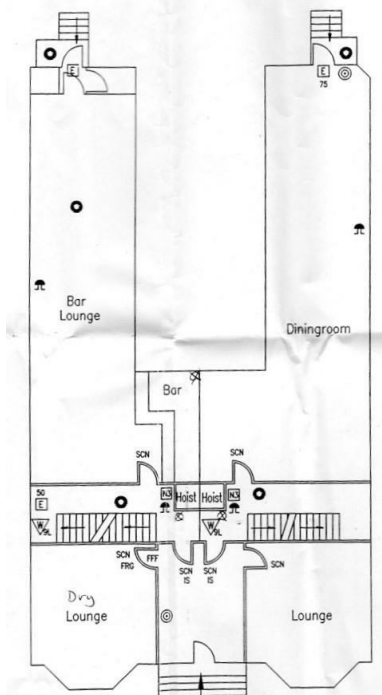


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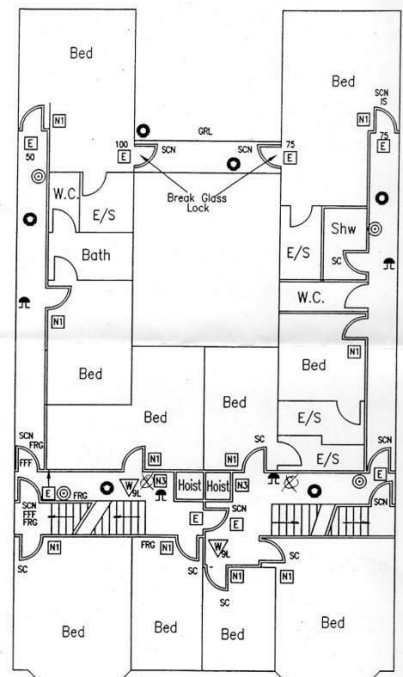




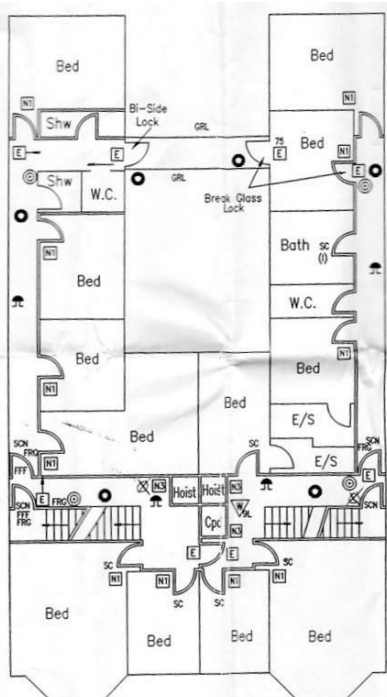
Basement



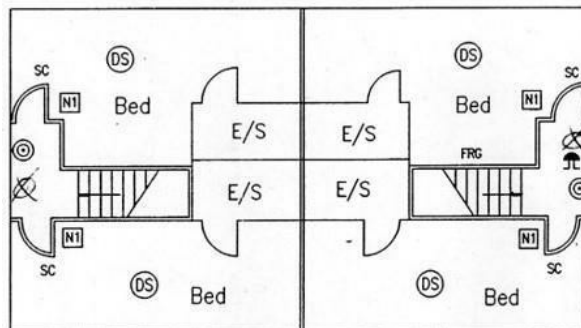
Ground Floor



First Floor



Second Floor

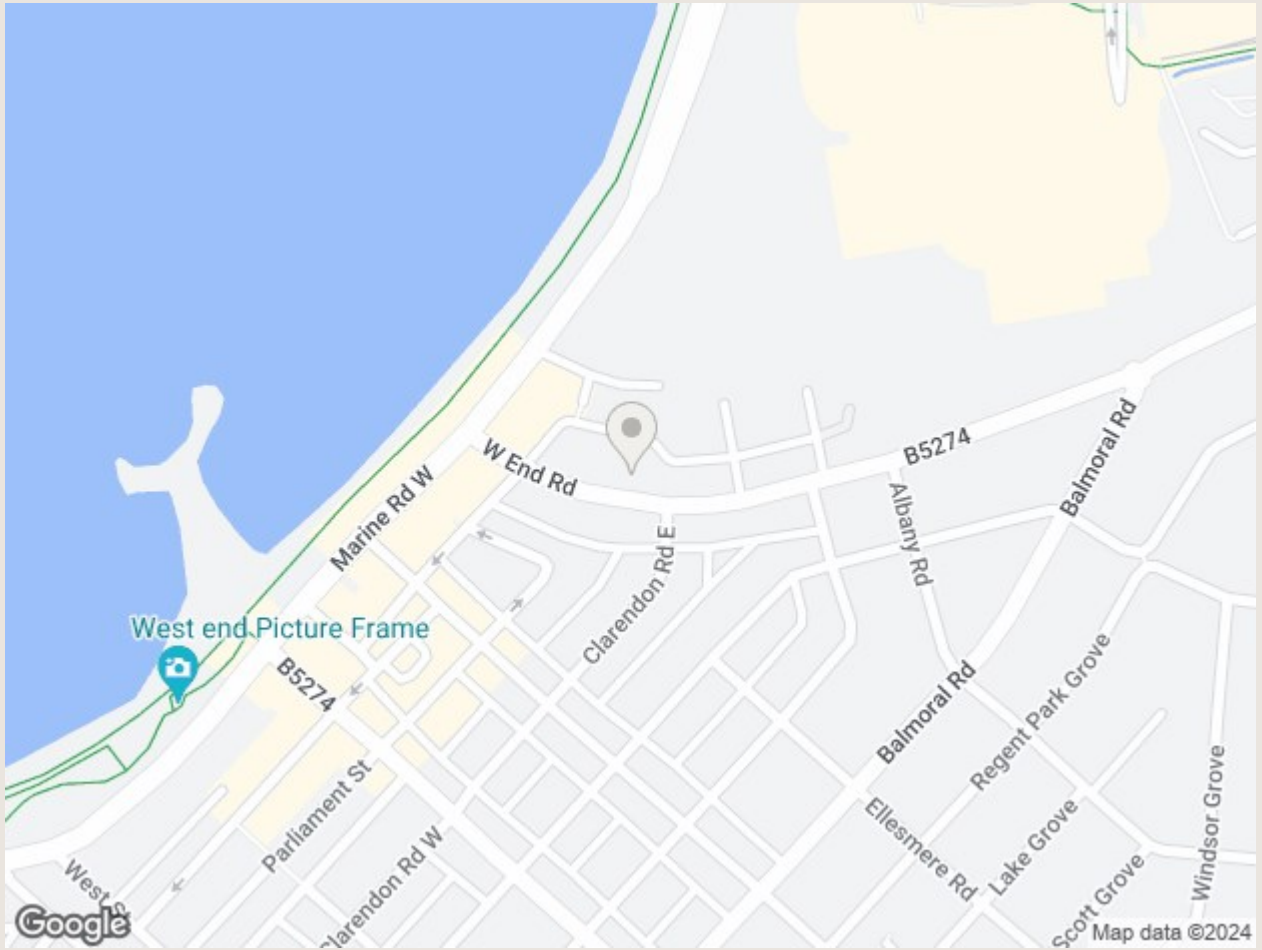


Third Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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