



## Monterey Beach Hotel

Ref: 5646780

20-22 North Promenade, Lytham St. Annes, Lancashire,  
FY8 2NQ

Long Leasehold: £2,200,000

33 en suite letting bedrooms

Reception/bar area, breakfast room

Function/ballroom (120)

Development opportunity (STPP)

Parking at the front for c. 20 vehicles

Energy Rating C



A substantial promenade 33 bed hotel constructed mainly of brick under a pitched slate roof with extensive conservatory additions to the front. Occupying a fantastic sea front trading position with excellent access to local attractions the hotel offers approximately 20 vehicle parking spaces.

The building also includes nine unoccupied fire damaged apartments which used to be operated by the current owners as rented accommodation. These, along with the hotel itself, provide huge opportunities for development (STPP).

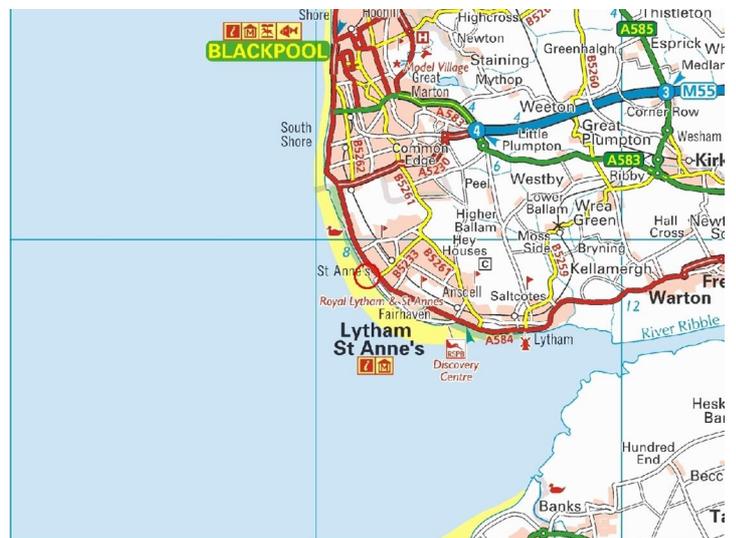
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### Location

Lytham St. Annes is a popular seaside resort located just four miles south of Blackpool on the Fylde coast. With all year round visitors, Lytham St Annes has many activities and sights to offer. There are four championship golf courses located around the town.

The main town centre has been regenerated over recent years offering a blend of heritage and 21st Century architecture. It has well maintained beaches and a beautifully restored Victorian pier. Within Lytham St Annes you will find a variety of retail outlets, restaurants, cafes and bars.

The Monterey Beach Hotel occupies a prominent trading position fronting the north promenade with superb sea views. Lytham St Annes can most easily be accessed by leaving the M6 motorway at Junction 33 joining the M55 towards Blackpool continuing onto the end of the M55 following signs into Lytham St Annes.



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### Internal Details

The property has been extended and added to over the years and comprises:

- Reception area with fitted reception desk and small administration office behind
- Sun lounge with seating for approximately 15 with glazed conservatory extension to the front
- Licensed lounge bar with soft seating for approximately 40
- Function room/ballroom with fitted bar, DJ booth, glazed conservatory extension with capacity of approximately 120
- The breakfast/dining room which is split into two sections with a total capacity of approximately 60 (lower ground)



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### Letting Accommodation

In total there are 33 en suite letting bedrooms located over ground, first and second floors. Of the 33 bedrooms there are a mixture of single, twin and double rooms.

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### External Details

The hotel offers approximately 20 vehicle parking spaces to the front of the hotel.

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### Owner's Accommodation

We are advised by our clients that the hotel has the benefit of a one bedroom owners flat comprising of a double bedroom, living room/kitchen with its own private entrance to the rear of the hotel.



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### The Opportunity

The hotel has been in our clients ownership for over 30 years and comes to the market due to their impending retirement. During 30 plus years of trading the hotel has been substantially extended and improved.

The hotel trades for 12 months of the year and has a solid base of repeat business and coaching contracts with a mix of corporate, leisure and coach bookings. The businesses dedicated website is: [www.montereybeachhotel.co.uk](http://www.montereybeachhotel.co.uk)

We believe that this hotel and building would appeal to someone looking to create a larger hotel by developing the apartments and creating more rooms or holiday accommodation to complement the hotel.

Alternatively there is the opportunity to develop the whole building to create living accommodation which would prove very popular given this location on the sea front (STPP).

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## Trading Information

Year end March 2023 accounts show turnover of £462,898, Gross profit of £380,206 (82%), and a net profit of £99,689.

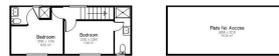
## Tenure

We have been advised that the property is held on a long leasehold basis with a 999 year lease.

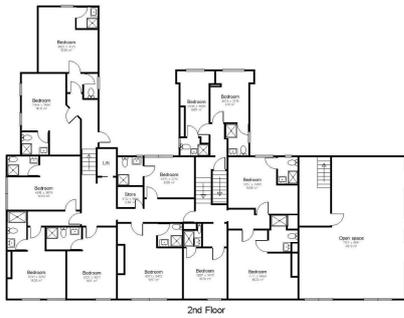




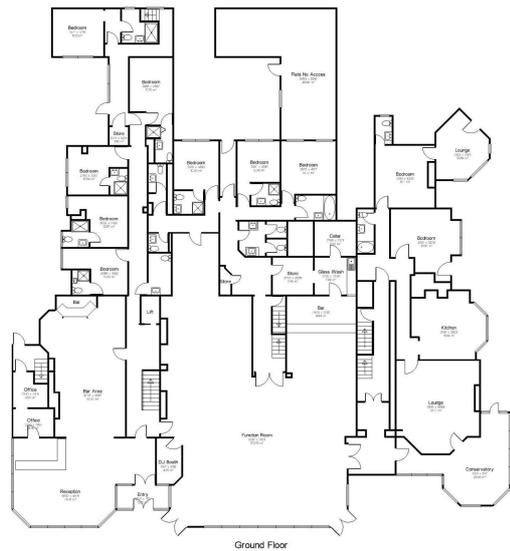
Gross internal area: 44174 m<sup>2</sup> (47549 ft<sup>2</sup>)



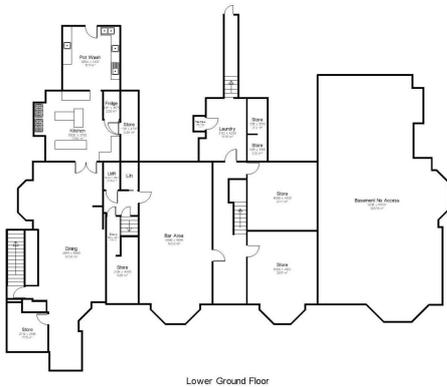
Gross internal area: 337.48 m<sup>2</sup> (3632.6 ft<sup>2</sup>)



Gross internal area: 835.86 m<sup>2</sup> (8997.1 ft<sup>2</sup>)



Gross internal area: 419.49 m<sup>2</sup> (4515.4 ft<sup>2</sup>)



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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