



The Rowan Hotel, Empress Drive

Blackpool

£300,000

The Rowan Hotel

8 Empress Drive, Blackpool

Set on Empress Drive in Blackpool's quieter North Shore, located just off the Promenade, the Rowan is a trading small family run bed and breakfast hotel. Comprising of; reception seating area, entertainment room with working bar, downstairs WC's, dining room. kitchen, private living quarters and 11 bedrooms, all with en-suites. The rooms are decorated to a high standard with memory foam mattresses on all beds and each room featuring a different themed decor. The private living quarters comprise of lounge, two bedrooms, bathroom and kitchen. There is private off road parking available to the rear for multiple cars. The gross annual income for 2022 was c. £60,000.

Council Tax band: A

Tenure: Freehold

- Trading Bed & Breakfast
- 11 Bedrooms, all with en-suites
- Private living quarters
- Located just off the Promenade
- Off road parking





Other

3' 1" x 5' 4" (0.95m x 1.62m)

Entrance vestibule

Reception

18' 11" x 13' 10" (5.76m x 4.21m)

Reception room to the front with uPVC double glazed window, radiator.

Entertainment room/bar

27' 1" x 14' 7" (8.25m x 4.45m)

Working bar and seating area. UPVC double glazed window to the front elevation.

Wc

Downstairs WC's

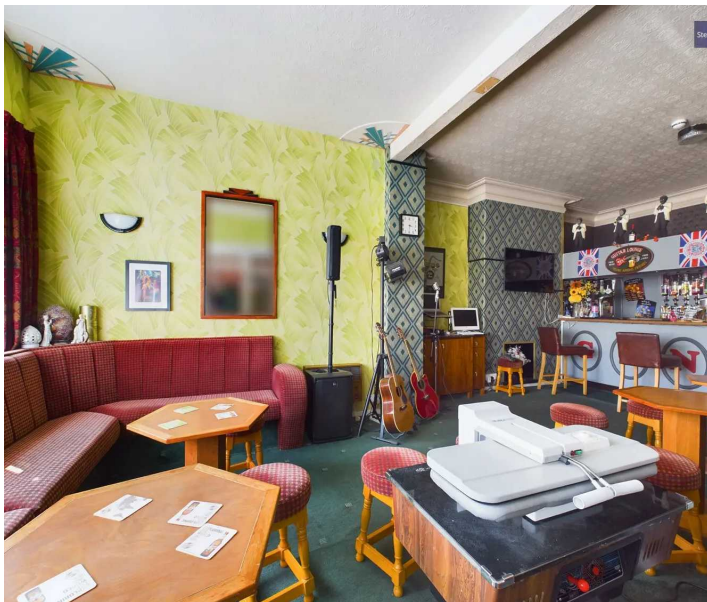
Dining Room

Guest dining room to the rear. UPVC double glazed windows, radiator.

Kitchen

12' 9" x 14' 10" (3.89m x 4.52m)

Double electric oven with four ring gas hob, Bain-Marie unit, double stainless steel sink, microwaves and fridge freezer.



11 Bedrooms, all with en-suites



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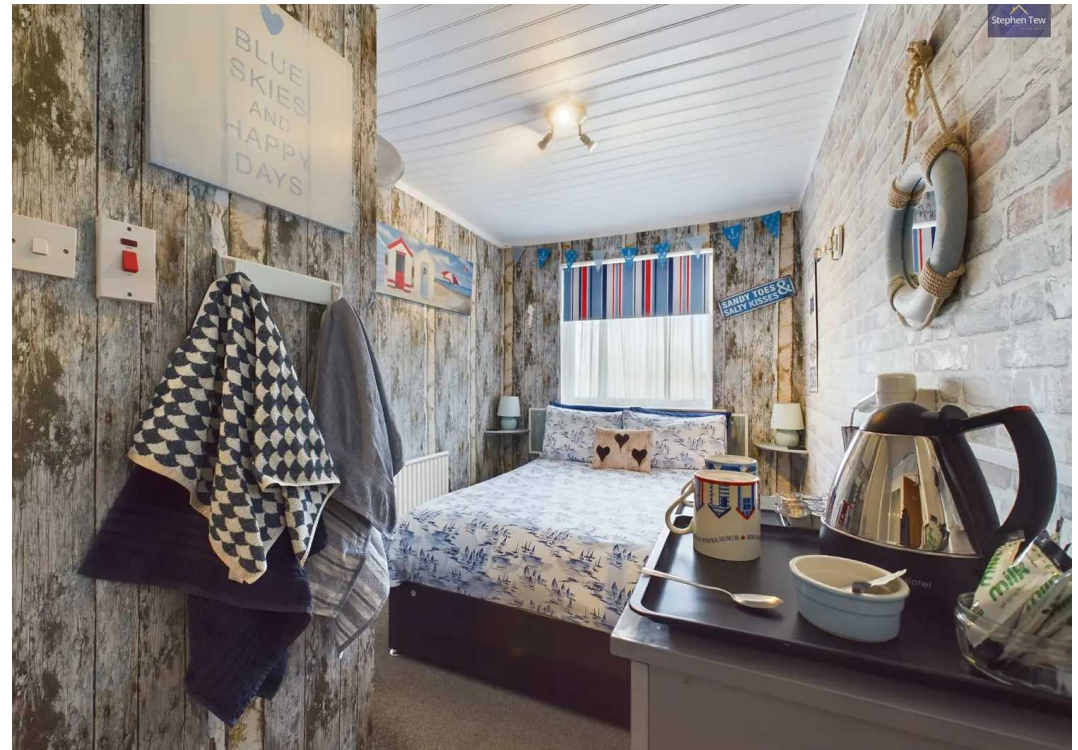
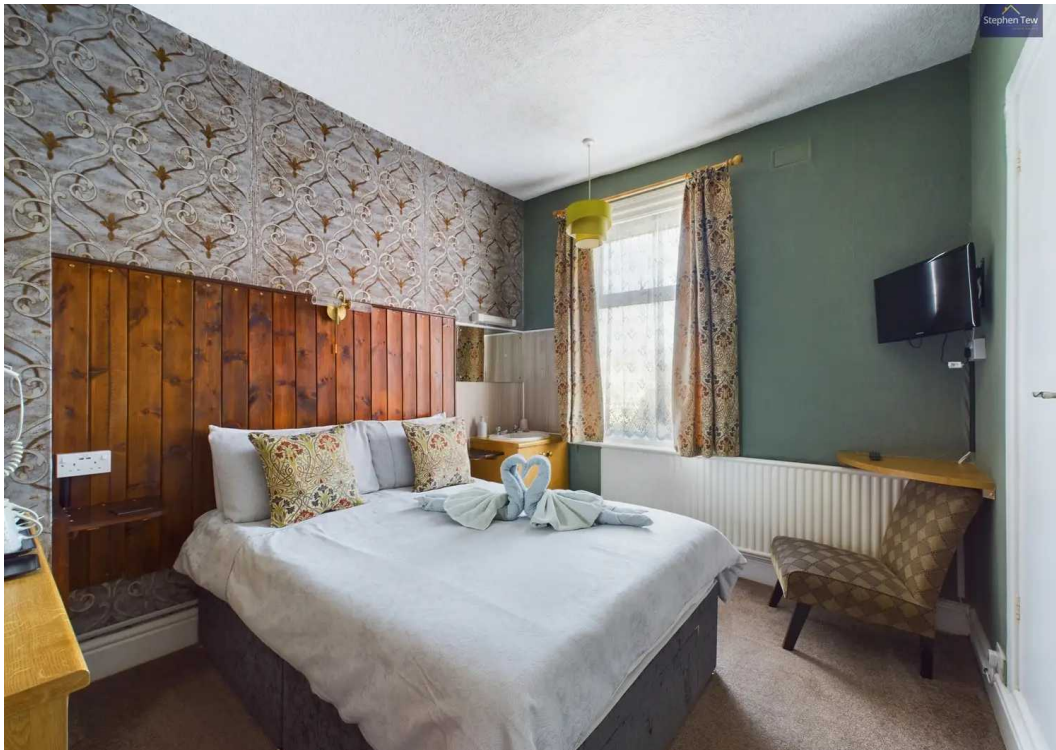
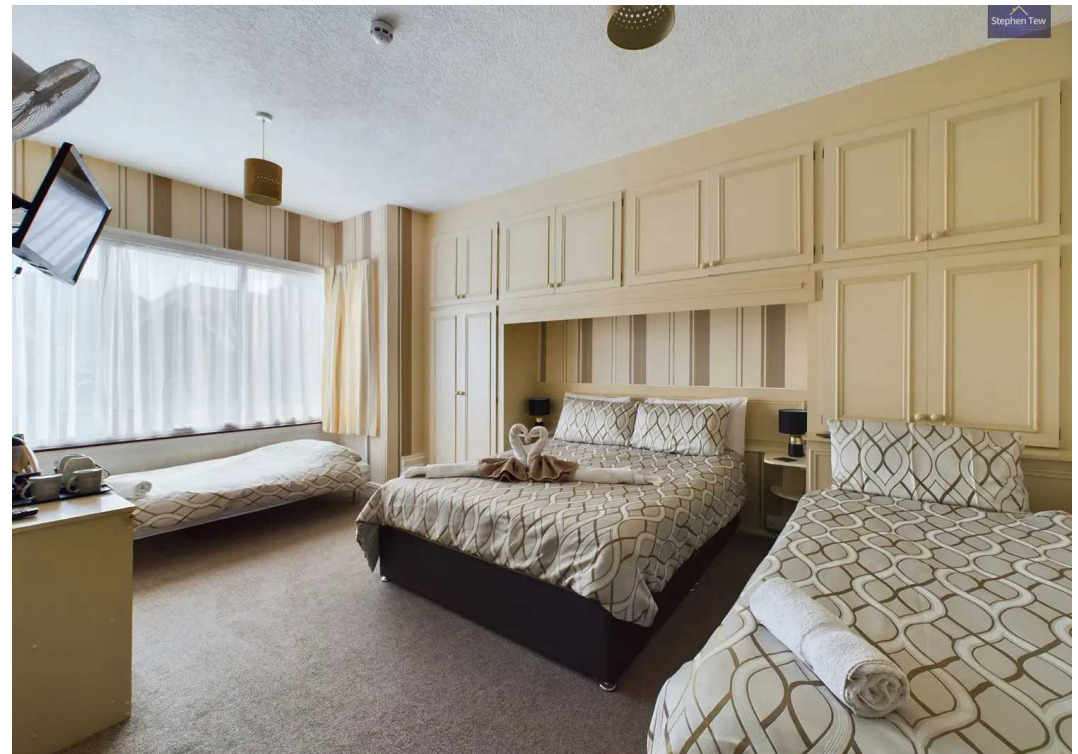
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11 Bedrooms, all with en-suite

Private Living Quarters comprising of Lounge, Two Bedrooms and Bathroom

Off road parking available to the rear of the hotel for multiple cars







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