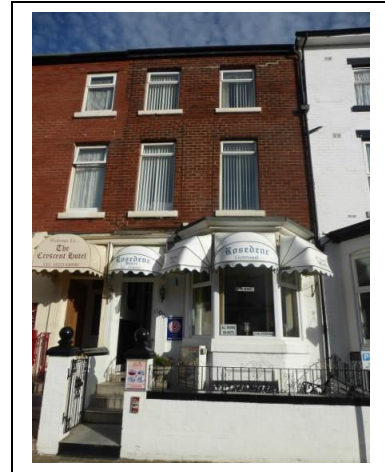


**The Rosedene Hotel,
100 Coronation Street
Blackpool**

REF: 00H574K

- * **10 Bedroom Licensed Hotel – All En-Suite**
- * **Central Blackpool**
- * **Close to Entertainments, Promenade & Amenities**
- * **Catering for 18 Guests**
- * **3 Star Visit Britain Rated**
- * **In Lovely Order Throughout**
- * **Strong Trading Accounts**
- * **1 Bedroom Private Accommodation**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this delightful 10 bedroom licensed hotel for sale. The hotel is situated in the busy all year round trading location of Coronation Street within close proximity to the Winter Gardens, Promenade and many of Blackpool's amenities.

The hotel has recently undergone a refurbishment and needs to be viewed to be fully appreciated.

Ground Floor

Open Plan Bar/Lounge and Dining Area decorated to a high standard with chandelier lighting and seating for 18 Diners.

Fitted Kitchen – with a range of catering equipment to cater for all guests.

Utility Area.

Private Accommodation

Lounge – with feature fireplace.

Master Bedroom with built in robes, en suite shower and toilet.

Office Area.

First Floor

2 Double Bedrooms – both En-Suite.

2 Single Bedrooms – both En-Suite.

1 Family Bedroom – En-Suite.

Toilet.

REF: 00H574K

Second Floor

1 Family Bedroom – En-Suite.
4 Double Bedrooms –all En-Suite.

EXTERIOR: Small garden area to the front with seating for guests. Covered utility area to the rear.

AGENTS NOTES: The hotel is centrally heated and has double glazing. L2 Fire system installed. All letting bedrooms have flat screen TV's, and room refreshments.

BUSINESS: We have been informed by the Vendor that the trading accounts are in the region of £55,000 per annum.

RATES: Rateable value £4,350 taken from the VOA website 5/11/15

TENURE: Freehold.

PRICE: **£200,000**

VIEWING: **By appointment through Kenricks**

