

***The Garfield  
22 Springfield Road  
North Central  
Blackpool FY1 1QL***

- ★ Licensed hotel with sun lounge frontage located in the town centre immediately off the Promenade
- ★ Popular position close to Rail and Bus station, shops, clubs, theatres and all attractions
- ★ 10 letting bedrooms including 8 with en suite facilities, fully equipped to cater for 24 guests
- ★ Double glazing, electric heaters and drinks facilities to all rooms plus gas central heating to ground and lower ground floor
- ★ Private lounge, double & single bedroom, bathroom

***Licensed Hotel***



**Ref No: 0KE2518**

**Price: £170,000**

**Viewing *STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE 01253 627770***

**LOCATION**

On the northerly frontage of Springfield Road which runs off the Promenade in the town centre.

**ACCOMMODATION**

**Ground Floor** Bar lounge with fitted bar counter and upholstered seating; residents lounge; dining room with covers for 24; fitted kitchen;

**Lower Ground Floor** *Private Accommodation:* Lounge/bedroom, double bedroom, single bedroom, bathroom/wc; store room;

**First Floor** 5 bedrooms (3 double en suite, 1 single, 1 twin en suite,) shower room; separate wc

**Second Floor** 5 bedrooms (2 double en-suite, 1 single, 2 family en suite); separate wc.

**Exterior** Rear yard with gate and outbuilding with fridge and chest freezer.



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**BUSINESS**

The business is equipped to cater for 24 guests and includes 8 burner cooker, water boiler, grill, toaster, fridge, freezer, microwave, dish washer, plate warmer and washer etc. A full inventory will be prepared prior to exchange of contracts. Turnover levels are in the region of £38,000 and increasing with further figures available to interested parties after viewing.

**SERVICES** All mains services connected plus central heating to ground and lower ground floor, electric heaters to bedrooms, L2 fire alarm system fitted.

**TENURE** Freehold

