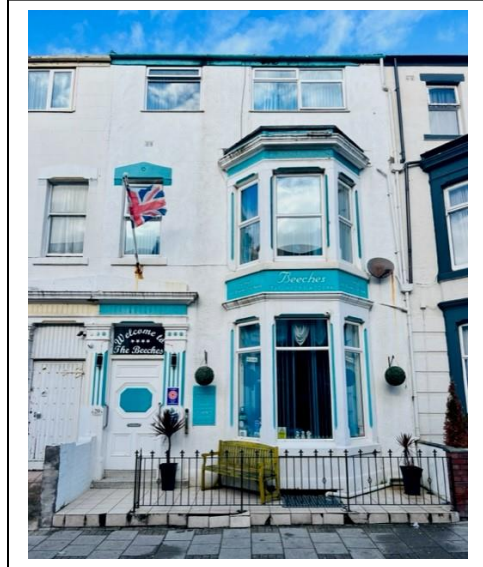


**Beeches Hotel,
20 Hull Road,
Blackpool**

REF: 00H713K

- * **9 Bedroom Licensed Hotel – All En-Suite**
- * **Central, Blackpool**
- * **Close to Town Centre, Entertainments & Amenities**
- * **In Lovely Order Throughout**
- * **4 Star Visit England Accredited**
- * **Catering for 22 Guests**
- * **Strong Trading Accounts**
- * **2 Bedroom Private Accommodation**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer this 9 Bedroom Licensed Hotel for Sale.

This substantial 3 storey property is situated in the heart of Blackpool's vibrant Town Centre, being close to many entertainments, shops and amenities.

The hotel benefits from having 4 Star Visit England accreditation and this is reflected in the very strong trading accounts. The private accommodation is beautifully appointed, and this hotel needs to be viewed to be fully appreciated.

Ground Floor

Open Plan Art Deco Bar Lounge and Dining Room which has seating for 24 diners.

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

Outhouse Laundry Area.

Lower Ground Floor – Private Accommodation

Lounge.

Master Bedroom with built-in robes.

Bedroom with built-in robes.

Bathroom comprising three piece suite and shower over bath.

Store Room.

REF: 00H713K

First Floor

2 Family Bedrooms – Both En-Suite.
2 Double Bedrooms – Both En-Suite.
1 Twin Bedroom – En-Suite.
Toilet.

Second Floor

1 Family Bedroom –En-Suite.
3 Double Bedrooms – All En-Suite.
Linen Cupboard.



EXTERIOR:

Paved garden area to the front. Yard to the rear.

AGENTS NOTES: The hotel is centrally heated and has double glazing. All letting bedrooms have flat screen TV's with DVD players, mini fridges, safes and room refreshments. L2 Fire alarm installed and CCTV. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on Application.

TENURE: Freehold

STARTING BID: £170,000

VIEWING: By appointment through Kenricks

