

**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:** Kenricks are pleased to offer this 9 Bedroom Licensed Hotel for Sale or Lease.

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

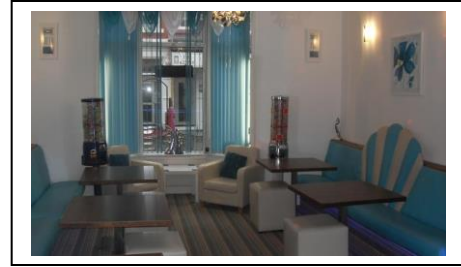
Bathroom comprising three piece suite and shower over bath

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

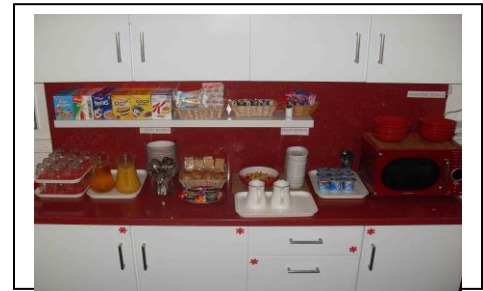
**AGENTS NOTES:** The hotel is centrally heated and has double glazing. All letting bedrooms have flat screen TV's with DVD players, mini fridges, safes and room refreshments. L2 Fire alarm installed and CCTV  
If sold Leasehold the inventory will remain in the ownership of the landlord.

**BUSINESS:** Accounts on Application

**TENURE:** Freehold or Leasehold – 5 year  
Renewable FRI Lease at a Rent  
of £12,000 PA

**LEASEHOLD PRICE:** £50,000 Ingoing

**FREEHOLD PRICE:** £210,000



**VIEWING:** By appointment through Kenricks

