

**Leecliff Guest House
37 Palatine Road, Blackpool**

REF: 00H189L

- * **7 Bedroom Licensed Guest House**
- * **6 En- Suite one with own Shower and Toilet**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Amenities**
- * **Caters for 25 Guests**
- * **III Health Forces Sale**
- * **Tremendous Potential to Increase Trade**
- * **Priced to Sell**
- * **1 Bedroom Private Accommodation**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are delighted to offer this 7 Bedroom Licensed Guest House for sale.

The Guest House is situated in the popular all year-round trading location of Palatine Road, Close to Blackpool's Town Centre, entertainments and amenities.

Ground Floor

Open plan Bar Lounge and Dining Room with seating for 22 diners
Kitchen with a range of catering equipment

Private Accommodation

Lounge/ Bedroom

Lower Ground Floor

Cellar Area with Shower Room

First Floor

2 Family Bedrooms – Both En-Suite
2 Double Bedrooms – Both En- Suite
Toilet

Second Floor

1 Family Suite comprising of Family Bedroom and a Twin Bedroom
Separate Shower and Toilet and Shower Room
2 Family Bedrooms – Both En-Suite
Storeroom
Toilet

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EXTERIOR: Paved garden area to the front. Yard to the rear with outhouse.

AGENTS NOTES: The Guest House has Double Glazing and Central Heating.

BUSINESS: We are informed that turnover for the business is in the region of £19,000 pa but this could be dramatically increased.

TENURE: Freehold.

FREEHOLD PRICE: £105,000

VIEWING: By appointment through Kenricks.

