

**Lichfield Hotel,
243 Promenade
Blackpool**

REF: 00H210L

- * **15 Bedroom Licensed Hotel – 13 En-Suite**
- * **Central Promenade, Blackpool**
- * **Superb Promenade Location & Sea Views**
- * **Close to Entertainments & Amenities**
- * **In Lovely Order Throughout**
- * **Strong Trading Accounts**
- * **1 Bedroom Private Accommodation**
- * **Priced to Sell**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this sea front 15-bedroom Licensed Hotel for sale.

This substantial 3 storey property is situated in a prime location on Blackpool's Promenade being close to entertainments and amenities.

Ground Floor

Main Entrance leading to:

Sun Lounge

Open plan Bar Lounge with Dining Area.

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

Utility Room.

Private Accommodation

Lounge

Master Bedroom

Bathroom comprising three-piece suite with shower over bath.

First Floor

1 Family Bedroom - En-Suite

2 Double Bedrooms - Both En-Suite

2 Twin Bedrooms - Both En-Suite

1 Single Bedroom

Toilet

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Second Floor

1 Family Bedroom – En-Suite
3 Double Bedrooms – 2 En-Suite
1 Twin Bedroom - En-Suite
1 Single Bedroom - En-Suite
Shower room

Third Floor

1 Family Bedroom – En-Suite.
1 Double Bedroom - En-Suite
1 Single Bedroom - En-Suite



EXTERIOR: Small seating area to the front. Decked area to the rear.

AGENTS NOTES: The hotel is centrally heated and has double glazing CCTV is installed. All letting bedrooms have tv's and room refreshments. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We have been informed trading accounts are in excess of £80,000 PA

TENURE: Freehold.

STARTING BID: £225,000

VIEWING: By appointment through Kenricks 01253 420420.

