

**Wavecrest Lodge
23 The Esplanade,
Fleetwood**

REF: 00H214L

- * **10 Bedroom Hotel – All En-Suite**
- * **Fleetwood, Lancashire**
- * **Superb Promenade Location**
- * **In Lovely Order Throughout**
- * **Catering for 18 Guests**
- * **Substantial 3 Storey Private Accommodation**
- * **Strong Trading Accounts**
- * **Viewing Highly Recommended**

DESCRIPTION: Kenricks are pleased to offer this beautifully appointed 10 bedroom hotel.

This substantial 3 storey period property is situated on the prestigious Esplanade overlooking the Irish Sea in the popular Seaside Town of Fleetwood in Lancashire.

The hotel has been maintained to a very high standard throughout, retaining many of it's original features and needs to be viewed to be fully appreciated.

Ground Floor

Impressive Hallway leading to:

Beautifully appointed Guest Lounge with feature fireplace and chesterfield leather seating.

Sun Lounge with wood effect flooring and patio doors.

Bar Lounge Area with Bar and feature fireplace.

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

Utility Room.

Private Accommodation Situated Over 3 Floors

Lounge with wood effect flooring.

Double Bedroom.

Shower and Toilet.

Staircase leading to First Floor.

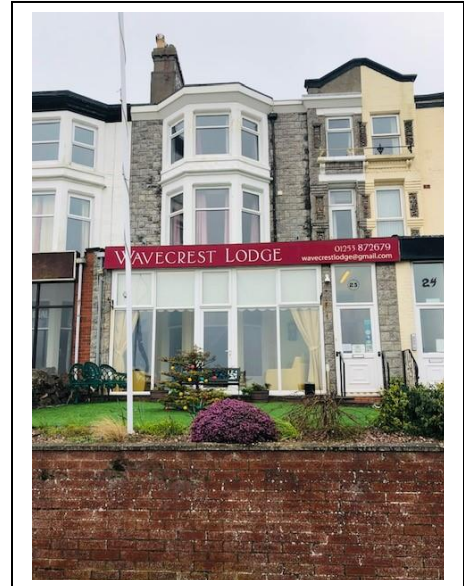
Bedroom.

Staircase leading to Second Floor.

Bedroom.

Lower Ground Floor

Cellar Area.



REF: 00H214L

First Floor

- 1 Family Bedroom – En-Suite.
- 2 Double Bedrooms – both En-Suite (1 Super King).
- 2 Single Bedrooms – both En-Suite.

Second Floor

- 1 Family Bedroom – En-Suite.
- 2 Double Bedrooms – both En-Suite.
- 2 Single Bedrooms – both En-Suite.

EXTERIOR: Garden area to the front with seating for guests. Ginnell to the rear of the property.

AGENTS NOTES: The hotel has double glazing and gas central heating throughout.

BUSINESS: Trading accounts for the year end 31st May 2017 show a turnover in excess of £69,000 per annum.

TENURE: Freehold.

PRICE: £350,000

VIEWING: By appointment through Kenricks 01253 420420.

