

**Marlow Lodge,
76 Station Road, Blackpool**

REF: 0HL267L

- * **12 Bedroom Licensed Hotel**
- All En-Suite
- * **South Shore, Blackpool**
- * **Close to Entertainments, Shops and Amenities**
- * **In Immaculate Order Throughout**
- * **Priced to Lease**
- * **Caters for 30 Guests**
- * **2 Bedroom Private Accommodation**
- * **Car Park for 3 - 4 Motor Vehicles**
- * **Well Established Business**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this immaculate 12 Bedroom Licensed Hotel for Lease.

A rare opportunity to purchase such a well presented, established business in the heart of South Shore, Blackpool.

The Hotel is maintained to a high standard throughout and is situated close to South Pier, Pleasure Beach and the Promenade.

Ground Floor

Entrance Hall.

Reception.

Open Plan Dining Room / Sun Lounge with Karndean flooring with seating for 30 diners.

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

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Private Accommodation:

Lounge.

Master Bedroom.

Double Bedroom.

Bathroom comprising 3-piece suite with shower over bath.

Lower Ground Floor

Bar Lounge with dance floor and bench seating.

The bar has a range of optics.

The Lounge Area has pool table.

Office

Ladies & Gents Toilets.

First Floor

2 Family Bedrooms – both En-Suite.

3 Double Bedrooms – All En-Suite.

1 Double Bedroom with king size bed – En-suite

WC

Store Cupboard



Second Floor

1 Family Suite comprising 2 Double Bedrooms (can be split) - Both En-Suite.

1 Family Bedroom – En-Suite

1 Double Bedroom – En-Suite.

1 Single Bedroom – En-Suite.

1 Double Bedroom with king size bed– En-Suite

1 Four Poster Bedroom – En-Suite

AGENTS NOTES: All letting bedrooms have TV's, room refreshments and hairdryers. The hotel is double glazed and has central heating. We are informed a brand-new Worcester Boiler has been fitted and the electrics updated with a current electrical safety certificate. The Inventory remains in the ownership of the vendor.

EXTERIOR. Enclosed, paved garden area to the front with seating for guests. Enclosed yard to the rear with sheds for storage. Car providing parking for 3 - 4 motor vehicles.

BUSINESS: Accounts on application – The hotel is currently trading at limited level to suit the vendors' lifestyle, offering excellent potential for growth of the business.

TENURE: New FRI Lease offered at a rent £12,000 per annum

PRICE: £20,000 Ingoing £10,000 Deposit Required

VIEWING: By appointment through Kenricks 01253 420420

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