

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

REF: OHL267L

- * **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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