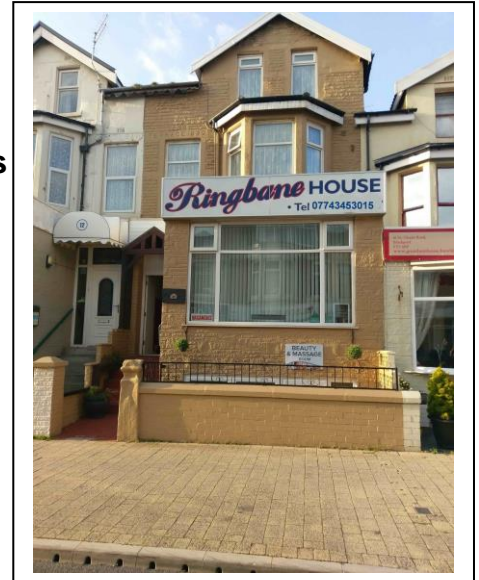


**Ringbane House Hotel,
14 St Chads Road,
Blackpool**

REF: 00H411L

- * **9 Bedroom Licensed Hotel – All En-Suite**
- * **South Shore, Blackpool**
- * **Close to Promenade, Entertainments & Amenities**
- * **Catering for 25 Guests**
- * **Priced to Sell**
- * **High Amount of Regular & Repeat Trade**
- * **3/4 Bedroom Private Accommodation**
- * **Car Parking for 4 Motor Vehicles**
- * **Viewing Recommended**

DESCRIPTION: Kenricks are pleased to offer this lovely 9-bedroom Licensed Hotel which is situated in the busy trading location of St Chads Road in South Shore, Blackpool.

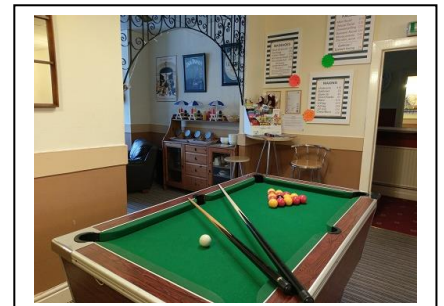


The Hotel is in walk-in condition and positioned close to Blackpool's busy South Shore Promenade and needs to be viewed to be fully appreciated.

Ground Floor

Open Plan Bar, Lounge and Dining Room. Bar Lounge Area has leather seating. Dining Room with seating for all 25 guests.

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



Private Accommodation

Office with Carpet.
Shower and Toilet.

Lower Ground Floor – Private Accommodation continued..

Lounge with wood effect flooring (this room could be used as an additional bedroom if desired).

Master Bedroom with built-in robes.

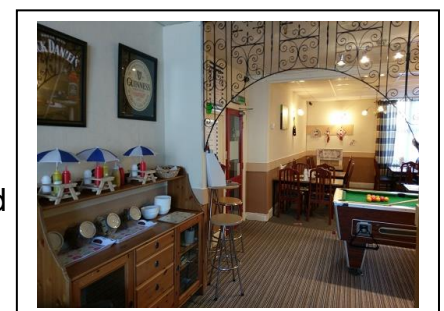
Bedroom.

Bedroom.

Office/Storeroom.

Bathroom comprising three-piece suite.

Storeroom/Workshop



REF: 00H411L

First Floor

2 Family Bedrooms – both En-Suite.
2 Double Bedrooms – both En-Suite.
Toilet.
Laundry Cupboard.



Second Floor

3 Family Bedrooms – Two En-Suite, one with own shower and toilet.
2 Double Bedrooms – both En-Suite.
Shower and Toilet.
Laundry Room.

EXTERIOR: Small patio area to the front. Car park to the rear providing parking for 4 motor vehicles.

AGENTS NOTES: The hotel is centrally heated and has double glazing. All letting bedrooms have TV's and room refreshments. CCTV installed. A full inventory will be prepared.

BUSINESS: Accounts on application.

TENURE: Freehold.

PRICE: £120,000

VIEWING: By appointment through Kenricks.

