

**Cadeby Lodge
89 Hornby Road,
Blackpool**

REF: OHL468L

- * **9 Bedroom Licensed Hotel- 8 En-Suite
1 with Own Shower and Toilet**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Promenade**
- * **In Good Order Throughout**
- * **Caters for 19 Guests**
- * **Very Strong Trading Accounts**
- * **1 Bedroom Private Accommodation**
- * **Priced to Lease**
- * **Car Parking for 2 Motor Vehicles**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this appointed 9-bedroom licensed Hotel for Lease

The Hotel is situated in the busy all year-round trading location of Hornby Road in Central Blackpool, being close to the Winter Gardens theatre and Town Centre and Promenade attractions.

Viewing Recommended

Ground Floor

Main Entrance leading to:
Open plan Bar Lounge. The Bar is in timber
Dining Room with seating for all guests.
2 Twin Bedrooms - Both En-Suite
Fitted Kitchen with a range of catering equipment
and utensils to cater for all guests.



Private Accommodation

Lounge leading to:
Master Bedroom En Suite

First Floor

1 Family Bedroom – En-Suite.
6 Double Bedrooms – 5 En-Suite. 1-part En-Suite with
toilet and separate shower on landing.



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EXTERIOR: Car park to the front providing parking for 2 motor vehicles. Yard area to the rear.

AGENTS NOTES: The Hotel has double glazing and central heating. All letting bedrooms have TV's and room refreshments. CCTV installed. Inventory to remain in the ownership of the landlord

BUSINESS: We are informed that trading accounts for the year end 31st March 2019 show a turnover in excess of £63,746 pa. This is on room only basis

TENURE: Leasehold – New Flexible Lease offered at a rent of £9,000 pa

PRICE: £10,000 ingoing £5,000 Deposit

VIEWING: By appointment through Kenricks 01253 420420.

