

**The Arthington Hotel  
24 St Chads Road  
Blackpool**

**REF: 00H494L**

- \* **7 Bedroom Licensed Guest House**  
– **All En-Suite**
- \* **South Shore, Blackpool**
- \* **Close to Promenade, Entertainments and Amenities**
- \* **In Excellent Order Throughout**
- \* **Superb Trading Accounts**
- \* **Catering for 14 Guests**
- \* **1 Bedroom Private Accommodation**
- \* **Car Parking for 1 Motor Vehicle**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\* FOR SALE BY AUCTION\*\* On Behalf of Pattinson Auctions,** Kenricks are delighted to offer this rare opportunity to purchase this beautifully appointed 7-bedroom Licensed Guest House.

The Hotel is situated in the popular holiday location of St Chads Road, being close to the Promenade, Entertainments and Attractions.

The Hotel is in stunning order throughout which is reflected in the consistently high trading accounts.

Viewing is highly recommended.

**Ground Floor**

Main entrance leading to:

Hall

Fabulous open plan Bar Lounge, with easy sofa and upholstered seating.

Well-equipped centre Bar Counter.

Dining Area with individual table for each room.

Fitted Kitchen with an extensive range of commercial catering equipment and non-slip flooring

Utility room/ laundry & storage, meter cupboard.

Office.

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**Private Accommodation**

Lounge area  
Master Bedroom with access to rear garden.  
Wet Room with Toilet.

**Lower Ground Floor**

Tank room  
2 Storerooms

**First Floor**

3 Double Bedrooms - All En-Suite  
Utility Room

**Second Floor**

3 Double Bedrooms – All En-Suite  
1x Twin Bedroom – En-Suite  
Utility Cupboard

**EXTERIOR:** Small paved garden area to the front with seating for guests.  
Private garden to the rear, previously car parking for 1 motor vehicle.

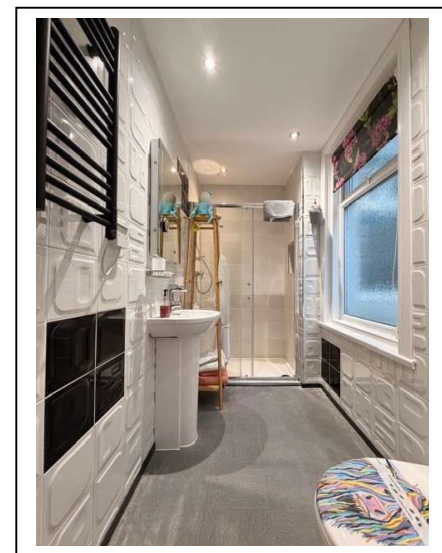
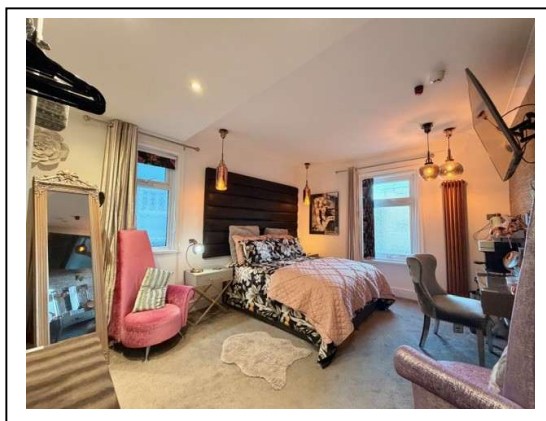
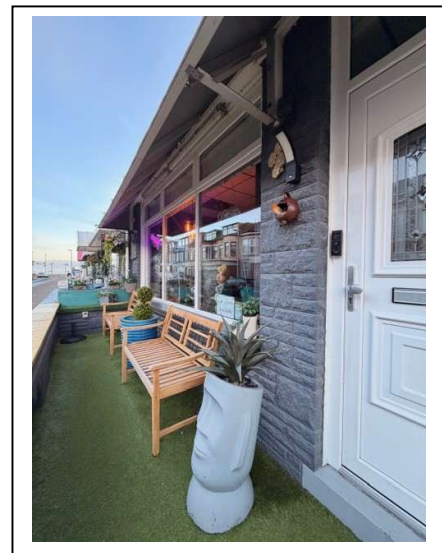
**AGENTS NOTES:** The Hotel is Gas Central Heated on a Hive with individual thermostats on all radiators. Pressurised hot water tank and has double glazing. All letting bedrooms have Nespresso coffee machines & flat screen TVs. Super-Fast Broadband. 6 camera CCTV system which can be accessed via mobile app. Eufy camera doorbell which can be accessed by mobile app. L2 Fire Alarm system installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** Accounts on application. The owners have operated the guest house since 2006 and have a strong repeat customer base supported by online booking portals with excellent reviews.

**TENURE:** Freehold.

**STARTING BID:** £240,000.

**VIEWING:** By appointment through Kenricks 01253 420420.





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