

**Newbury Hayward Hotel,
37 - 39 Dickson Road,
Blackpool**

REF: 00H512L

- * **24 Bedroom Licensed Hotel –23 En-Suite
And 1 Bedroom with Own Facilities**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments &
Amenities**
- * **Double Fronted Property**
- * **Catering for 74 Guests**
- * **1 Bedroom Private Accommodation**
- * **Strong Trading Accounts**
- * **Car Parking for 1 Motor Vehicle**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION**

On behalf of Pattinson Auctions, Kenricks are pleased to offer this 24 Bedroom Licensed Hotel for Sale.

This substantial double fronted property is situated in the heart of Blackpool's vibrant Town Centre, being close to entertainments and all amenities.

The Hotel has recently undergone a refurbishment throughout and needs to be viewed to be fully appreciated.

Ground Floor

Main entrance leading to:

Hallway.

Bar Lounge with fitted bar.

Dining Room with wood effect flooring and seating for 74 diners.

Toilet.

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

Utility Area.

Lower Ground Floor - Private Accommodation

Lounge.

Master Bedroom with walk in closet.

Shower and Toilet.

Laundry Room. Utility Room. Store Rooms.



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First Floor

3 Family Bedrooms – All En-Suite.
4 Double Bedrooms – All En-Suite.
1 Twin Bedroom – En-Suite.
1 Single Bedroom with separate Shower and Toilet.
Linen Room.
Toilet.



Second Floor

3 Family Suites – All En-Suite.
2 Family Bedrooms – Both En-Suite.
3 Double Bedrooms – All En –Suite.
1 Twin Bedroom - En-Suite.
Shower and Toilet.



Third Floor

4 Family Bedrooms – All En-Suite.
2 Double Bedrooms – Both En-Suite.

EXTERIOR: Block paved garden area to the front.
Car park to the rear providing parking for 1 motor vehicle. Maintenance out-building housing 2 energy efficient boilers and new commercial hot water system.

AGENTS NOTES: The Hotel is centrally heated and has double glazing.
All letting Bedrooms have TV's and room refreshments.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We are informed trading accounts will show in excess of £90,000 per annum.

TENURE: Freehold.

STARTING BID: £289,000

VIEWING: By appointment through Kenricks.

