

**The Park Villa Hotel,
70 Palatine Road,
Blackpool**

REF: 00H587L

- * **10 Bedroom Hotel – All En-Suite**
- * **Central Blackpool**
- * **Close to Entertainments & Amenities**
- * **In Lovely Order Throughout**
- * **Catering for 26 Guests**
- * **Retirement Sale**
- * **Substantial 3 Storey Property**
- * **Priced to Sell**
- * **Private Accommodation**
- * **Car Parking for 2 Motor Vehicles**
- * **Garage**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION**

On behalf of Pattinson Auctions, Kenricks are delighted to offer this 10 bedroom hotel for sale.

This substantial semi-detached period property is situated in the busy all year round trading location of Palatine Road in the centre of Blackpool being close to Winter Gardens, Entertainments, Promenade and Amenities.



Ground Floor

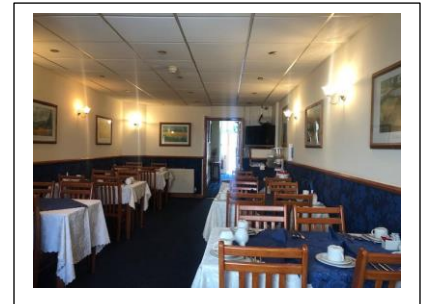
Foyer Entrance leading to:
Hallway.

Lounge Area with leather seating, feature fireplace and reception desk.

Twin Bedroom – En-Suite.

Dining Room with seating for 28 diners, with suspended ceiling and concealed lights.

Galley Style Fitted Kitchen with a range of catering equipment and utensils.



Lower Ground Floor

Private Accommodation

Master Bedroom with built-in robes.

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First Floor

3 Family Bedrooms – Both En-Suite.
1 Double Bedroom – En-Suite.
1 Single Bedroom – currently used as a storeroom.
Bathroom comprising 3-piece suite with shower over bath.
Toilet.

Second Floor

1 Family Suite comprising double bedroom and twin bedroom – En-Suite.
1 Family Bedroom – En-Suite.
1 Twin Bedroom – En-Suite.
1 Family Suite which is currently used as Private Accommodation comprising a lounge area, bedroom with built-in robes – En-Suite.

EXTERIOR: Artificial grass garden area to the front with seating for guests. Car park to the rear providing parking for 1-2 vehicles. Lock up garage.

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

BUSINESS: Accounts on application.

TENURE: Freehold.

STARTING BID: £140,000

VIEWING: By appointment through Kenricks 01253 420420.

