

**REF: 00H602L**

**Ascot Guest House  
87 Hornby Road  
Blackpool**

- \* **6 Bedroom Guest House – All En-Suite**
- \* **Central Blackpool**
- \* **Substantial Semi-Detached Property**
- \* **Close to Town Centre, Entertainments & Amenities**
- \* **Catering for 16 Guests**
- \* **In Lovely Order Throughout**
- \* **Recently Refurbished**
- \* **Tremendous Potential to Increase Trade**
- \* **Priced to Sell**
- \* **1 Bed Private Accommodation**
- \* **Car Parking for 3 Motor Vehicles**
- \* **Viewing Recommended**



**DESCRIPTION: \*\*\*AUCTION SALE\*\*\***

On behalf of Pattinson Auctions, Kenricks are pleased to offer this 6 Bedroom Guest House for Sale.

The Guest House is situated in the busy all year-round trading location of Hornby Road, being close to the Winter Gardens, entertainments, and amenities.

The Guest House is in stunning order throughout having undergone a recent extensive refurbishment giving it a stylish and contemporary feel throughout and needs to be viewed to be full appreciated.

**Ground Floor**

Impressive Hallway leading to:

Guest Lounge

1 Double Bedroom – En-Suite

Tastefully decorated Dining Room with seating

Modern Fitted Kitchen with a range of catering equipment to cater for all guests

**Private Accommodation**

Master Bedroom with built in robes (currently used as a private Dining Room)

Bathroom comprising 3-piece suite with shower over bath

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**First Floor**

4 Double Bedrooms All En- Suite  
1 Single Bedroom with Shower and Toilet

**EXTERIOR:** Parking to the front providing parking for 3-4 Motor Vehicles.  
Garden area to the rear and side of the property with artificial grass.

**AGENTS NOTES:** The Hotel has double glazing and central heating. L2 Fire System. All letting bedroom have TVs and refreshments  
Sale subject to the fees, terms and conditions of Pattinsons Auctions

**BUSINESS:** We have been informed that the Guest House has been owned by our clients since November 2020 and they operate a room only basis.

**TENURE:** Freehold

**STARTING BID:** £130,000

**VIEWING:** By appointment through Kenricks.

