

**Rocklea Hotel,
58 Reads Avenue,
Blackpool**

REF: 00H612L

- * **10 Bedroom Licensed Guest House – All En-Suite**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Amenities**
- * **Catering for 26 Guests**
- * **In Lovely Order Throughout**
- * **Priced to Sell**
- * **4 Bedroom Private Accommodation**
- * **Car Park for 8 Motor Vehicles**
- * **Viewing Highly Recommended**

DESCRIPTION: **FOR SALE BY AUCTION**

On behalf of Pattinson Auctions, Kenricks are delighted to offer this beautifully appointed 10 Bedroom Licensed Guest House for sale.

This substantial semi-detached property is located in the heart of Blackpool's vibrant Town Centre being close to Promenade, Entertainments and all amenities and needs to be viewed to be fully appreciated.

Ground Floor

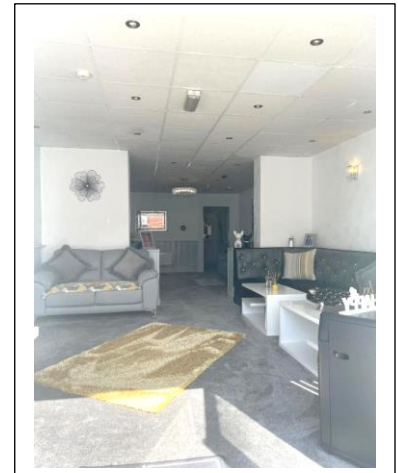
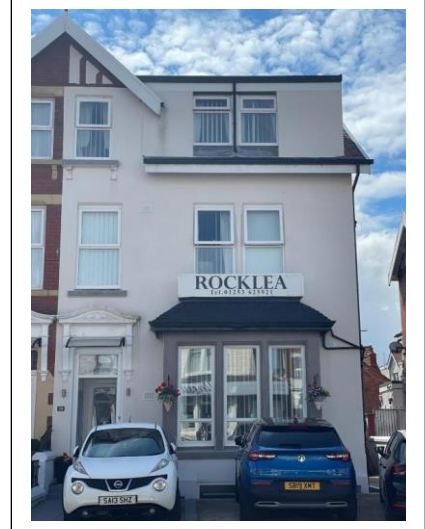
Stylish and contemporary Bar Lounge with comfy seating.
Dining Room with seating for 22 diners.
Fitted Kitchen with a range of utensils and catering equipment to cater for all guests.
Laundry Room.
Office.

Private Accommodation

Master Bedroom.
Bedroom.
Shower and Toilet.

Lower Ground Floor – Private Accommodation

2 Double Bedrooms – 1 En-Suite.
Toilet with wash basin.



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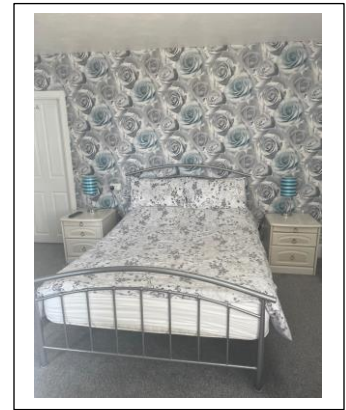
First Floor

2 Family Bedrooms – both En-Suite.
2 Double Bedrooms – both En-Suite.
1 Single Bedroom – En-Suite.

Second Floor

1 Family Bedroom – En-Suite.
4 Double Bedrooms – All En-Suite.

EXTERIOR: Car park to the front for 4 motor vehicles.
Car park to the rear for 4 motor vehicles. Private patio area to the rear.



AGENTS NOTES: All letting bedrooms have TV's and room refreshments. The property has central heating and double glazing.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application.

TENURE: Freehold.

STARTING BID: £220,000

VIEWING: By appointment through Kenricks 01253 420420.

