

## 54 Palatine Road, Blackpool

REF: 0HL760L

- \* 8 Bedroom Hotel – All En-Suite
- \* Central Blackpool
- \* Close to Winter Gardens, Entertainments & Amenities
- \* In Lovely Order Throughout
- \* Priced to Lease
- \* Car Parking for 4 Motor Vehicles
- \* Viewing Recommended

**DESCRIPTION:** Kenricks are pleased to offer this 8 bedroom hotel for Lease.

The hotel is situated in the busy all year-round trading location of Palatine Road in Central Blackpool being close to the Town Centre, Entertainments and Amenities.

### Ground Floor

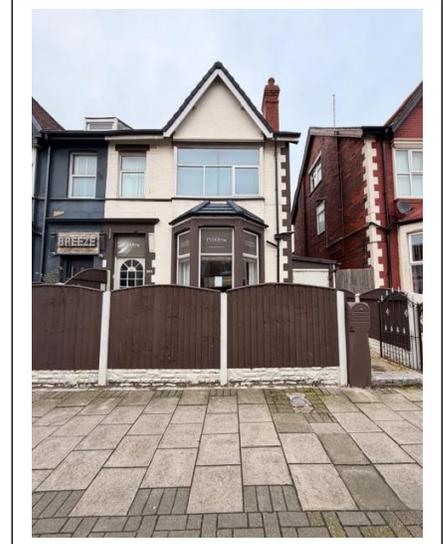
Main Entrance leading to:  
Hallway.  
Breakfast Room.  
Guest Lounge.  
Second Lounge.  
Kitchen with a range of catering equipment.

### First Floor

2 Double Bedrooms – Both En-Suite, 1 with jacuzzi bath.  
1 Twin Bedroom – En-Suite.  
1 Family Bedroom – En Suite.  
Storage Cupboard.

### Second Floor

2 Family Bedrooms – En Suite.  
2 Double Bedrooms – Both En-Suite.  
Cupboard.



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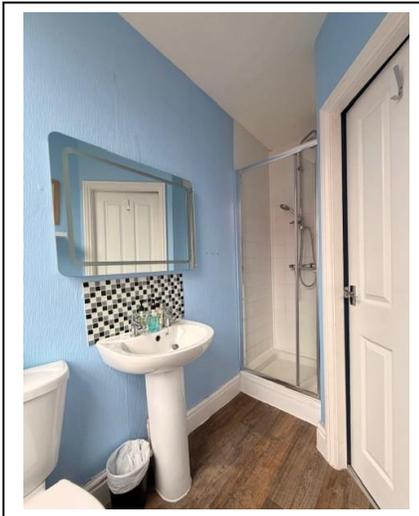
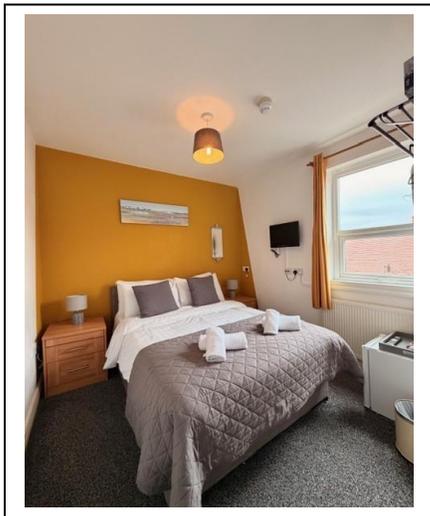
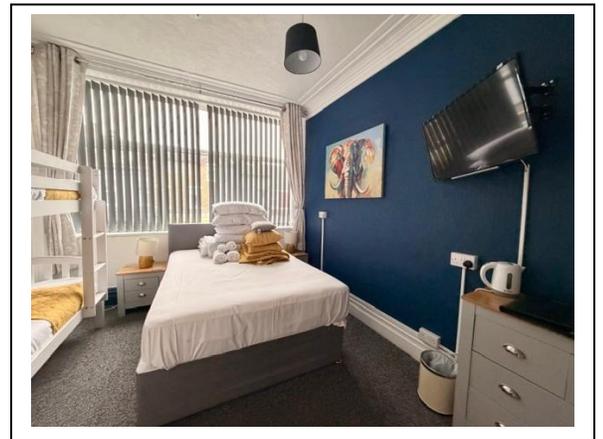
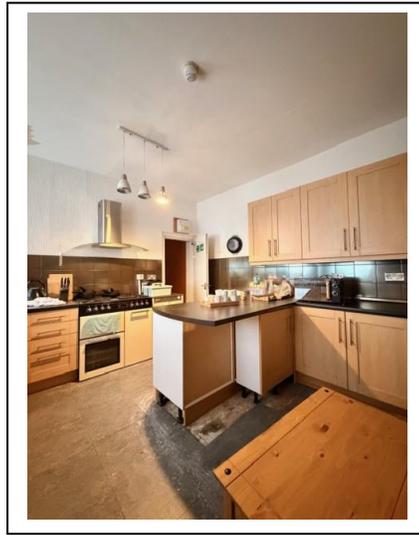
**EXTERIOR:** Small garden area to the front. Car park to the rear providing car parking for 4 motor vehicles.

**AGENTS NOTES:** The hotel is double glazed and has central heating.

**TENURE:** Leasehold – New flexible lease offered at a Rent of £17,000 per annum.

**PRICE:** No Ingoing – 3 Months' Rent Deposit. Landlords Legal Fees

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



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