

**Sea-Cote Holiday Apartments  
172 Queens Promenade  
Blackpool**

**REF: 00F343M**

- \* 5 Self Contained Holiday Apartments plus 2 Bedroom Owner's Apartment**
- \* North Shore, Blackpool**
- \* Situated on the Prestigious Queens Promenade**
- \* Close to Entertainments & Amenities**
- \* Renovated and Decorated to a High Standard**
- \* In Immaculate Order Throughout**
- \* Substantial Mid Terraced 4 Storey Property**
- \* Tremendous Potential to Increase Occupancy Levels.**
- \* Car Park for 4 Motor Vehicles**
- \* Priced to Sell**
- \* Viewing Highly Recommended**



**DESCRIPTION: \*\* FOR SALE BY AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are delighted to offer these 5 Self-Contained Holiday Apartments for sale.

This substantial 4 storey mid terraced property is situated on Queens Promenade, North Shore Blackpool, overlooking the Irish Sea.

The property is in immaculate order throughout, decorated and furnished to a high standard and needs to be viewed to be fully appreciated.

The current owners operate the business on a part time basis as a home with an income, there is tremendous potential to increase occupancy levels.

Viewing is highly recommended.

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**Lower Ground Floor - Owner's Apartment**

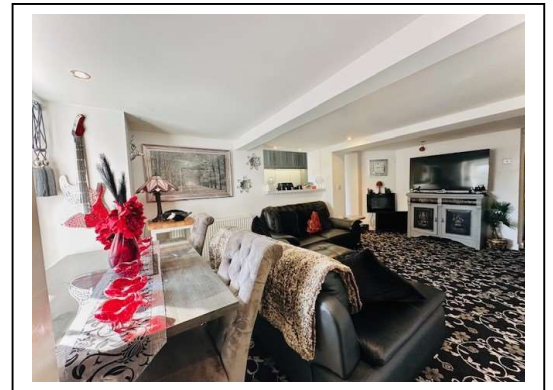
Open Plan Lounge / Kitchen

1 Double Bedroom with free standing bath.

Bathroom / Wet room comprising shower, toilet, vanity sink

1 Double Bedroom

Bathroom comprising corner shower, vanity sink & toilet.



**Ground Floor**

Main Entrance leading to:

Hallway

**Apartment 1**

Open Plan Lounge / Kitchen.

1 Double Bedroom - En-Suite comprising walk in shower, vanity sink & toilet

**Apartment 2**

Kitchen.

Open Plan Lounge / Double Bedroom – En-Suite comprising shower, vanity sink & toilet.



**First Floor**

**Apartment 3**

Open Plan Lounge / Kitchen/ Double Bedroom

Bathroom comprising corner shower, sink & toilet

**Apartment 4**

Lounge / Kitchen

2 Double Bedrooms – 1 En-Suite comprising shower, vanity sink & toilet



**Second Floor**

**Apartment 5**

Staircase leading to:

Hallway

Lounge / Double Bedroom

Kitchen

Bathroom comprising shower, sink & toilet.

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**EXTERIOR:** Car Park to the front with parking for 4 motor vehicles. Entrance to private accommodation. Enclosed yard to the Rear with utility shed.

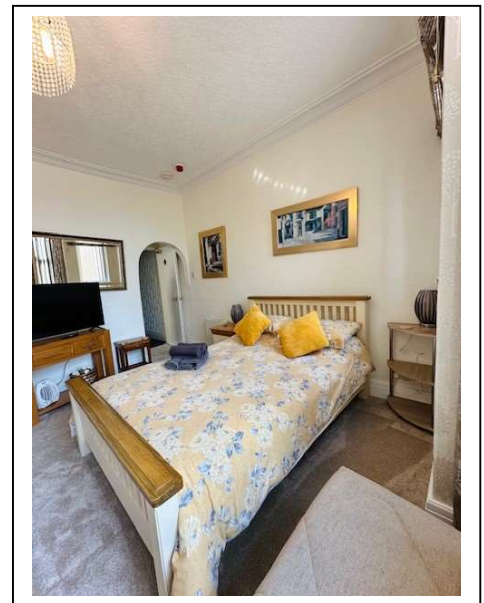
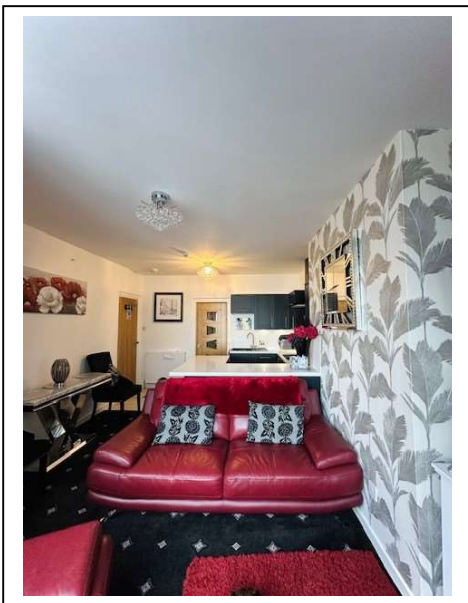
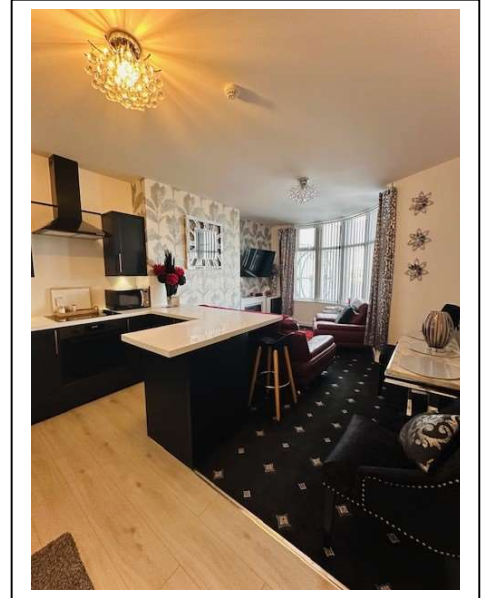
**AGENTS NOTES:** The entire property has been renovated throughout to a high standard, Apartment 3 has been most newly completed. The owner's accommodation has the potential to be another holiday apartment or rented out. The property has central heating, double glazing and L2 Fire System. Each apartment has its own coin operated electric meter for the sockets, showers and fires. A full inventory will be provided. Sale subject to the fees, terms and conditions of Pattinson Auctions

**BUSINESS:** Accounts on application.

**TENURE:** Freehold.

**STARTING BID:** £230,000

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





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