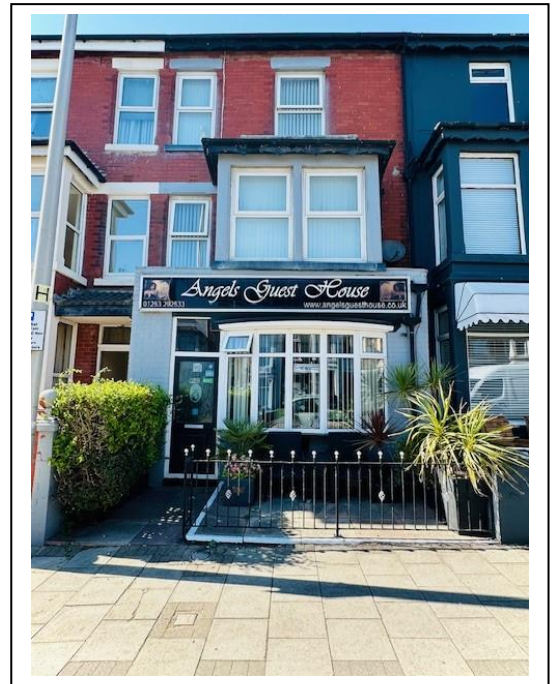


REF: 00H367M

**Angels Guest House
29, Reads Avenue
Blackpool**

- * **8 Bedroom Hotel – 7 En-Suite**
- * **Central Blackpool**
- * **Close to Town Centre, Entertainments & Winter Gardens**
- * **Substantial 3 Storey Mid Terraced Property**
- * **In Lovely Order Throughout**
- * **Catering for 16 Guests**
- * **1 Bedroom Private Accommodation**
- * **Currently Operating on a Semi Retired Basis**
- * **Tremendous Potential**
- * **Priced to Sell**
- * **Viewing Recommended**



DESCRIPTION: **ONLINE AUCTION SALE** On behalf of Pattinson Auctions, Kenricks are pleased to offer this substantial 8 bedroom hotel for sale.

This substantial 3 storey mid terrace property is situated close to Blackpool's vibrant Town Centre, Winter Gardens, entertainments and amenities.

The hotel is in lovely order throughout

Viewing recommended.

REF: 00H367M

Ground Floor

Entrance leading to:

Hallway.

Open plan lounge / bar/ dining room with 16 covers with upholstered bench seating and tiled flooring.

Kitchen with wall & base units, a range of catering equipment and utensils to cater for all guests.

Private Accommodation

Lounge with laminate flooring.

Master Bedroom with fitted wardrobes

Bathroom with 3 piece suite comprising shower over bath, vanity sink & toilet.

Utility Room

Additional utility area with Combi Boiler.



First Floor

1 Family Bedroom – En-Suite.

3 Double Bedrooms – All En-Suite.

Second Floor

1 Family Bedroom – En-Suite.

2 Double Bedrooms – En-Suite.

1 Double Bedroom with Toilet

Shower Room

EXTERIOR: Paved patio area to the front of the Guest House

AGENTS NOTES: All letting bedrooms have flat screen TVs and room refreshments. The hotel is centrally heated and double glazed. L2 fire alarm system installed. CCTV

Sale subject to the fees, terms and conditions of Pattinson Auctions.

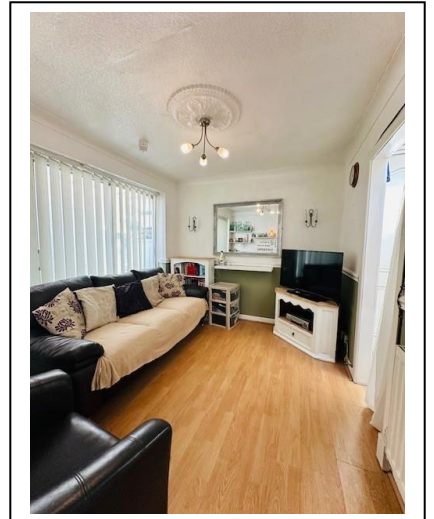
BUSINESS: The Guest House is operating on a semi-retired basis and there is potential to increase trade. Trading accounts on Application.

TENURE: Freehold

STARTING BID: £150,000

VIEWING: By appointment through Kenricks 01253 420420

REF: 00H367M



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