

**Manor House Hotel,
6 St Chads Road,
Blackpool**

REF: 00H418M

- * **6 Bedroom Licensed Hotel – All En-Suite**
- * **South Shore, Blackpool**
- * **Adjacent to Promenade, Entertainments & Amenities**
- * **In Superb Order Throughout**
- * **3 Bedroom Private Accommodation**
- * **Currently Operating on a Semi - Retired Basis**
- * **5 Star Food Hygiene Rating**
- * **Car Parking for 1 Motor Vehicle**
- * **Potential To Increase Trade**
- * **Viewing Highly Recommended**



DESCRIPTION: ** FOR SALE BY AUCTION** On Behalf of Pattinson Auctions, Kenricks are pleased to offer this superbly appointed Licensed Hotel for Sale.

This substantial 3 storey mid terraced property is situated in the busy and popular trading location of St Chads Road in South Shore, Blackpool being adjacent to the Promenade, entertainments and amenities.

The hotel has been refurbished to a high standard throughout, formerly a 15 bedroom hotel it has been converted to 6 larger bedrooms / suites but could easily be altered to a 10 bedroom en-suite hotel. The hotel also benefits from 3 bedroom private accommodation.

The hotel is currently operating on a semi-retired basis, however there is potential to increase trade throughout the year.

The hotel is immaculate throughout being maintained to an extremely high standard, it has been awarded a 5 Star Food Hygiene Rating and needs to be viewed to be fully appreciated.

Viewing highly recommended.

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Ground Floor

Vestibule leading to:

Hallway with Reception

Beautifully appointed Open Plan Lounge / Dining room with 16 covers for diners and additional seating area to the lounge, self-service breakfast area, wood effect tiled flooring and suspended ceiling.

Fitted commercial kitchen with wall and base units and a range of catering equipment and utensils to cater for all guests.

Utility Room

Private Accommodation

Open Plan Lounge / Bedroom with feature fireplace, built in wardrobes, seating area.

Shower Room

Sink & Toilet

Lower Ground Floor –

Private Accommodation cont.

1 x Double Bedroom with shower & sink

Storage Cupboard

Sink

1 x Double Bedroom – En-Suite comprising shower & toilet.

Bar /Lounge feature bar with pumps & optics, seating area / games room with games machine & pool table.



First Floor

1 x Double Bedroom with vanity sink unit – En-Suite comprising shower & toilet, ceramic tiled walls & vinyl flooring.

1 x Double Bedroom with lounge area, vanity sink unit, dressing room – En-Suite comprising walk in shower, toilet, ceramic tiled walls & vinyl flooring.

1 x Family Suite comprising:

1 x Double Bedroom – En- Suite with shower, sink & toilet, ceramic tiled walls & flooring.

1 x Single Room – En-Suite with shower, sink & toilet, ceramic tiled walls & flooring.
Lounge / Dining area with dressing room and walk in wardrobe

Second Floor

1 x Double Bedroom with lounge area and intercom.

Bathroom comprising Jacuzzi bath with shower taps, double walk-in shower, wall mounted sink, toilet, TV, ceramic tiled walls & flooring.

Hallway with linen cupboard.

1 x Double Bedroom with vanity sink unit - En-Suite comprising shower & toilet, ceramic tiled walls & vinyl flooring.

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1 x Family Suite comprising:

1 x Double Bedroom – En- Suite with shower, sink & toilet, ceramic tiled walls & flooring.

Walk in wardrobe

1 x Single Room – En-Suite with shower, sink & toilet, ceramic tiled walls & flooring

Lounge / Dining area with dressing room and wardrobe.

AGENTS NOTES: All letting bedrooms have T.V.'s, room refreshments, fridges fans, hairdryers and ironing facilities.

The hotel is centrally heated, has double glazing, an L2 Fire System and CCTV.

We have been informed that the slate roof and the felt roof have both been renewed in the last 2 years

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

EXTERIOR: Enclosed electric shuttered courtyard to the rear with artificial grass, adequate parking for one vehicle.

BUSINESS: Accounts on Application.

TENURE: Freehold

STARTING BID: £175,000

VIEWING: By appointment through Kenricks- 01253 420420.



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