

**Devon Guest House  
39 Woodfield Road  
Blackpool**

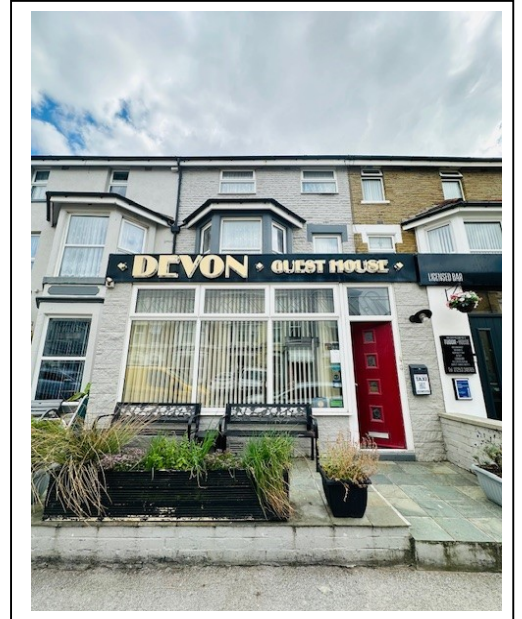
**REF: 00H424M**

- \* **10 Bedroom Guest House – All En-Suite**
- \* **South Shore, Blackpool**
- \* **Close to Promenade & Entertainments**
- \* **In Lovely Order Throughout**
- \* **Currently Operating on a Semi Retired Basis**
- \* **Potential to Increase Income**
- \* **Catering for 26 Guests**
- \* **1 Bedroom Private Accommodation**
- \* **Viewing Recommended**

**DESCRIPTION: \*\*FOR SALE BY ONLINE**

**AUCTION\*\*** On behalf of Pattinson Auctions  
Kenricks are pleased to offer this 10 Bedroom  
Guest House for Sale.

The Guest House is situated in the busy all year-  
round trading location of Woodfield Road,  
Blackpool, within close proximity to the Promenade, Pleasure Beach, entertainments  
and amenities.



The hotel is in lovely order throughout and needs to be viewed to be fully appreciated.

**Ground Floor**

Vestibule

Hallway

Lounge / Dining Room with 26 covers.

Former Bar not currently in use.

**Private Accommodation**

Lounge.

Kitchen with a range of catering equipment to cater for all guests.

Utility Area

Bathroom comprising double shower, vanity sink unit and toilet.

Double Bedroom currently used for storage.

Utility / Laundry Room.

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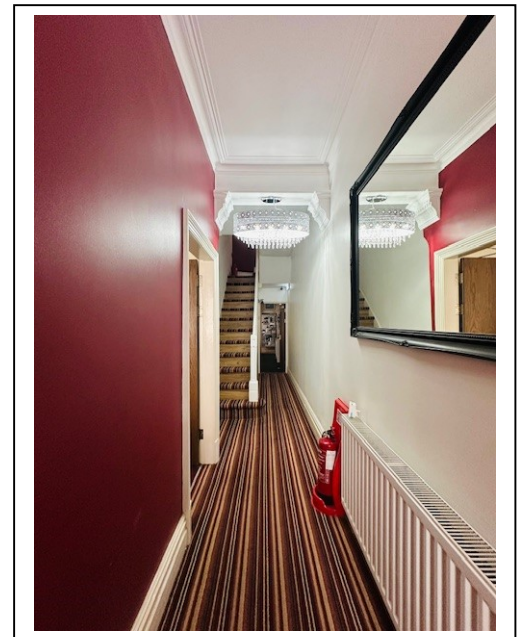
**First Floor**

1 x Family Bedroom - En-Suite.  
3 x Double Bedrooms – En-Suite.  
1 x Single Room – En-Suite (currently used for storage)

**Second Floor**

1 x Family Bedroom - En-Suite.  
4 x Double Bedrooms - En-Suite.

**EXTERIOR:** Enclosed paved seating area to the front for guests and a yard to the side of the property with shed. Parking space for 1 motor vehicle to the rear.

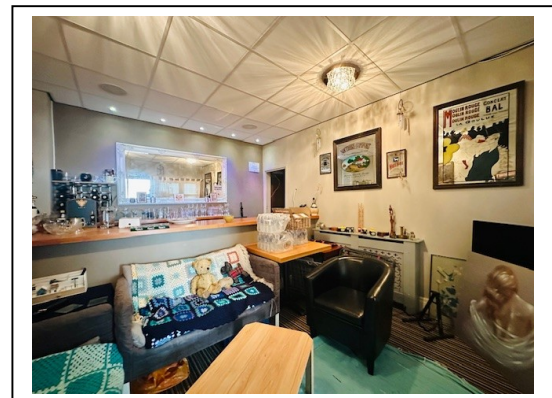
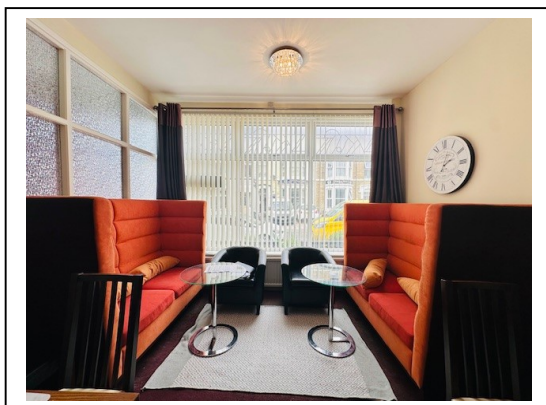


**AGENTS NOTES:** The hotel has double glazing and gas central heating.  
All letting rooms have TVs and room refreshments.  
L2 Fire system installed.  
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold

**STARTING BID:** £150,000

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





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