

**Leatham Park Hotel,
21 Tyldesley Road,
Blackpool**

REF: 0HL445M

- * **8 Bedroom Hotel – All En-Suite**
- * **South Shore, Blackpool**
- * **Close to Promenade, Entertainments and Amenities**
- * **Priced to Lease**
- * **Lounge Area with Seating for 20 Guests**
- * **1 Bedroom Private Accommodation**
- * **Currently Trading at Weekends**
- * **In Excellent Order Throughout**
- * **Potential to Increase Income**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are delighted to offer this 8-bedroom hotel for lease.

The hotel is situated in South Shore, Blackpool, being close to Promenade, entertainments and amenities.

Viewing Highly Recommended.

Ground Floor

Open plan Bar Lounge with upholstered seating.
1 Family Bedroom – En-Suite.

Lower Ground Floor

Fitted Kitchen.
Utility Room.
WC.
Laundry Room.

Private Accommodation

Kitchen.
Lounge/Bedroom.
Shower and Toilet.

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First Floor

2 Family Bedrooms – En-Suite
1 Family Bedroom with Shower.
Toilet.

Second Floor

2 Family Bedrooms – both En-Suite.
2 Double Bedrooms – both En-Suite.

EXTERIOR: Covered yard area to the rear.

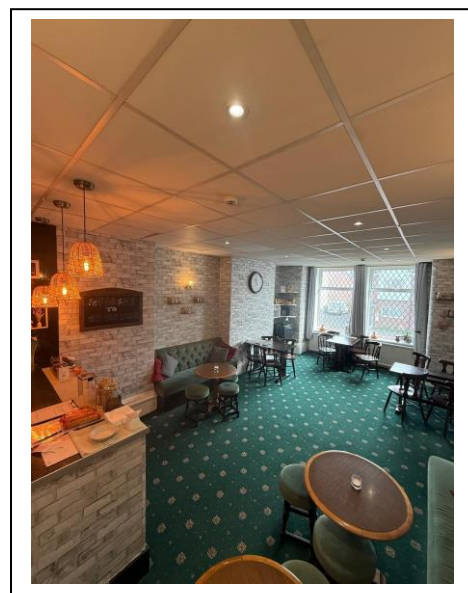
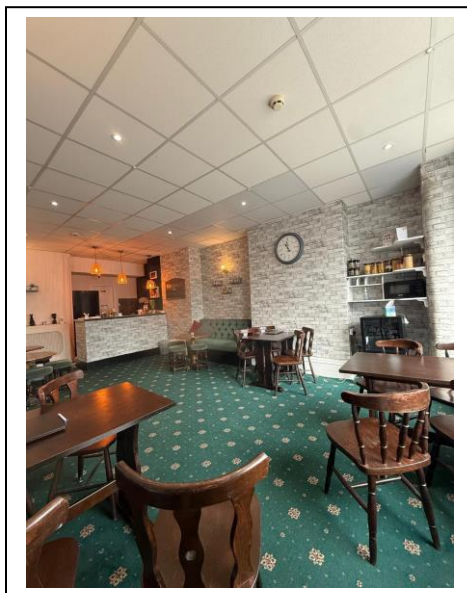
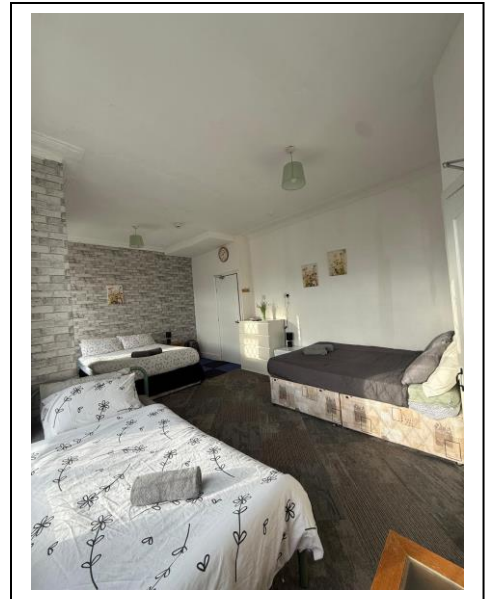
AGENTS NOTES: The hotel is centrally heated and double glazed.
The hotel has recently been rewired.
There is potential to re-licence.
Fully booked on a weekend only basis until February 2026.
Brand new smart TV and mini fridge in each room. Starlink WIFI throughout.
Modern CCTV System recently installed.

BUSINESS: Accounts on application.

TENURE: Leasehold – We have been informed there is a 5-year Lease in place dated from 14th Feb 2024 at a rent of £12,000 per annum.
The Incoming Tenant may be responsible for the Landlords legal fees in this transaction.

LEASEHOLD PRICE: £27,500 Ingoing.

VIEWING: By appointment through Kenricks - 01253 420 420.



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