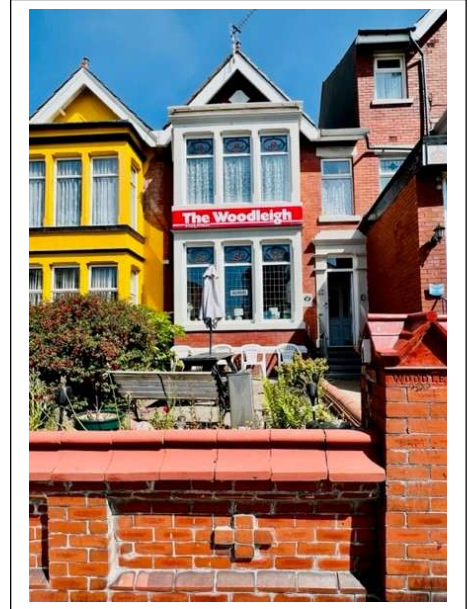


**Woodleigh Hotel
32 King Edward Avenue
Blackpool**

REF: 0HL482M

- * **9 Bedroom Licensed Hotel – All En-Suite**
- * **North Shore, Blackpool**
- * **Close to the Prestigious Queens Promenade**
- * **Substantial 3 Storey Property**
- * **Catering for 24 Guests**
- * **In Lovely Order Throughout**
- * **Priced to Lease**
- * **Superb Private Accommodation**
- * **Excellent Online Reviews**
- * **Car Parking for 1 Motor Vehicle**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this beautifully appointed 9-Bedroom Licensed Hotel for Lease.

This substantial 3 Storey period property is situated on the popular King Edward Avenue in North Shore Blackpool being close to the prestigious Queens Promenade. The hotel has been maintained to a high standard throughout and retains many of its original features and needs to be viewed to be fully appreciated.

Viewing Highly Recommended.

Ground Floor

Main Entrance leading to:

Impressive Hallway.

Open Plan Bar/Lounge and Dining Room with fitted bar and bay window.

Fitted Kitchen with non-slip flooring, wall and base units and a range of catering equipment and utensils to cater for all guests.

Utility Area with fitted wall units.

REF: 0HL482M

Private Accommodation

Lounge, attractively decorated with laminate flooring.
Master Bedroom with built-in robes and French doors leading to decking area.
Shower and Toilet.

First Floor

2 Family Bedrooms – Both En-Suite.
2 Double Bedrooms – Both En-Suite.
1 Twin Bedroom – En-Suite
Toilet, linen cupboard.

Second Floor

2 Double Bedrooms – All En-Suite.
1 Twin Bedroom – En-Suite.
1 Family Bedroom – En-Suite.

EXTERIOR: Family garden area to the front with seating for guests. Decking area to the rear with shed/storage and car park with parking for 1 motor vehicle.

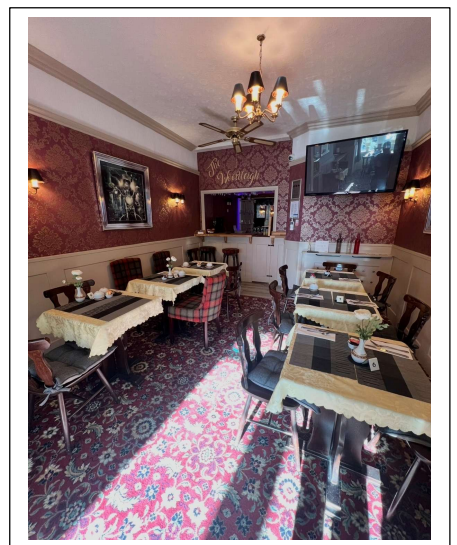
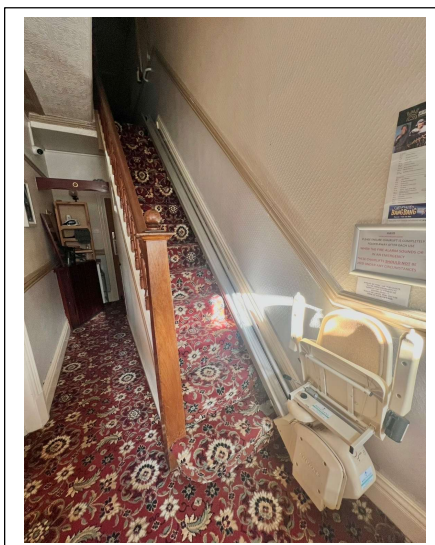
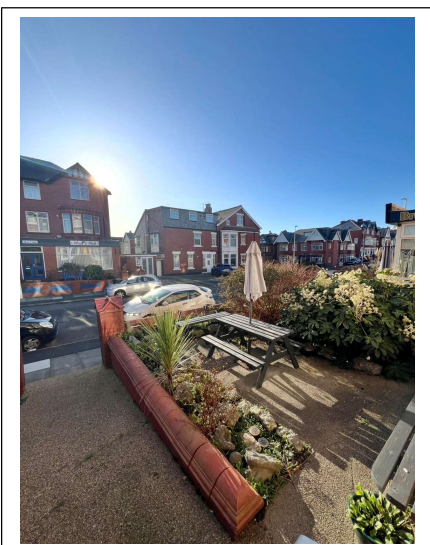
AGENTS NOTES: All letting bedrooms have TV's and room refreshments. The hotel is centrally heated and has double glazing. Fire alarm is installed. Incoming tenant may be responsible for landlord's legal fees in this transaction.

BUSINESS: Accounts on application.

TENURE: Leasehold. A new flexible lease is offered at a rent of £22,000 per annum.

PRICE £40,000 Ingoing.

VIEWING: By appointment through Kenricks 01253 420420.



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