

**Eastbank Road
St Annes On Sea**

REF: 00H494M

- * **Luxury 8 Bedroom Licensed Bed and Breakfast – All En-Suite**
- * **St Annes on Sea, Lancashire**
- * **Highly Desirable Location**
- * **Busy All Year-Round Trading**
- * **In Stunning Order Throughout**
- * **Spacious 3-Bedroom Owners Accommodation**
- * **Reputable and Accredited Hotel**
- * **Strong Online Presence**
- * **Strong Trading Accounts Drawing £70,000 pa**
- * **Huge Potential to Increase Income**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions Kenricks are delighted to offer this Luxury Licensed Bed and Breakfast for sale.

This substantial 3 storey property is situated in the highly desirable location of Eastbank Road, St Annes on Sea, Lancashire. This prime position benefits from having close proximity to the prestigious South Promenade, as well as St Annes Pier, Beach and vibrant Town Centre, with its abundance of excellent bars, restaurants, cosy cafes and shops. The well renowned Royal Lytham and St Annes Golf Course is also only a ten-minute walk away, and the B&B has the added convenience of motorway links being right by.

The property currently draws an annual income of £70,000 with scope to increase. It currently operates on a bed & breakfast basis offering afternoon tea to guests and locals in the summer months. This leaves scope to broaden business with evening meals and other services such as a beauty room rental.

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This bespoke Bed and Breakfast attracts not only tourists, passing trade, and regular business travellers, but selective clientele in addition. For example, the Sea Croft already has over 600 VIP clients, and reliable repeat customers as well as boasting an impressive online reputation with both praised reviews and esteemed accolades.

The Sea Croft also has a well-crafted website which can generate 100% of bookings direct, anchored further by their profound online presence.

This beautifully appointed establishment really needs to be viewed to be fully appreciated.

Ground Floor

Main Entrance leading to:

Reception.

Bar Room.

Breakfast/Dining/Lounge Room catering for 22 covers.

Kitchen- (also accessed via private accommodation)

Office.

Private Accommodation

Lounge.

Kitchen.

Bedroom – En-Suite leading to:

Lower Ground Floor

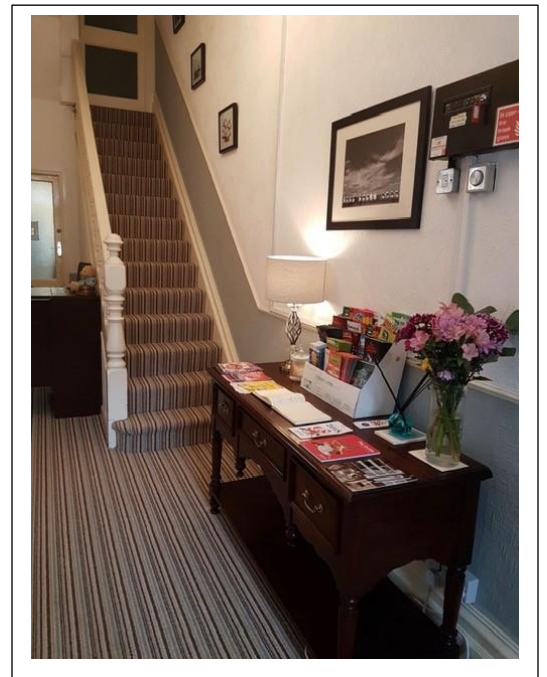
(Private Accommodation Continued)

Master Bedroom.

Second Bedroom.

Jack and Jill Bathroom with Bath, Shower, Toilet and Sink.

Laundry Room.



First Floor

1 x Superior Super King Size Double Bedrooms - En-Suite.

1 x Executive Double Room – En-Suite.

1 x Twin Bedroom – En-Suite.

1 x Single Bedroom – En-Suite.

1 x Beauty Room.

Second Floor

1 x Family Triple Room – En-Suite.

2 x Executive Double Rooms – En-Suite.

1 x Single Bedroom – En-Suite.

Purpose built Laundry Room & storage cupboards.



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EXTERIOR: Tarmac to the front of the property with seating for guests. Designated Parking for 4 motor vehicles and additional free on street parking.

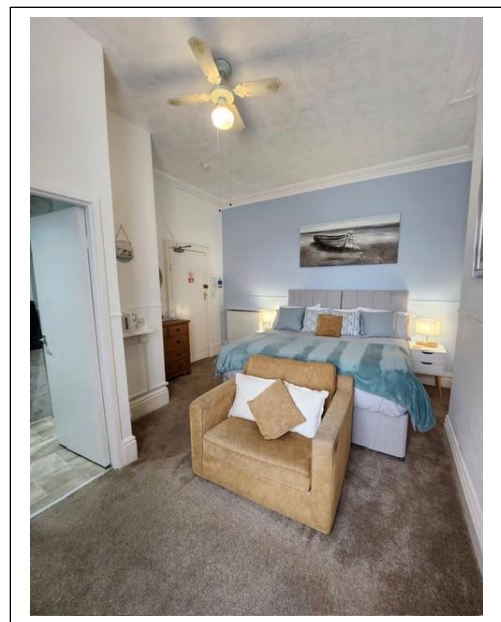
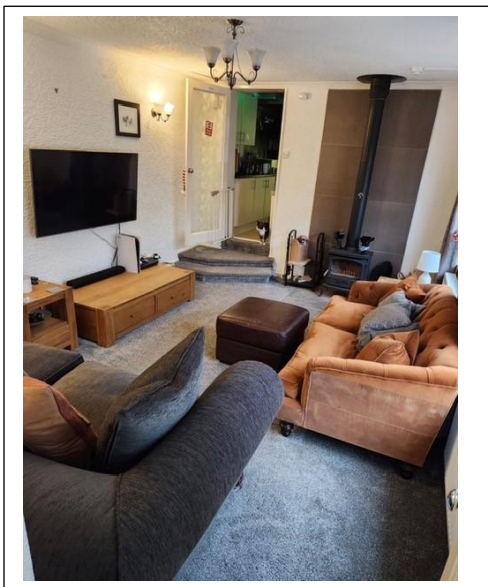
AGENTS NOTES: All letting bedrooms have flat screen TVs and room refreshments. The property is centrally heated and has double glazing. The sale includes the good will of the business as well as most fixtures and fittings. The property has a dedicated Beauty Room for additional services, there are forward bookings already taken with deposits. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application

TENURE: Virtual freehold

STARTING BID: £360,000

VIEWING: By appointment through Kenricks 01253 420420.



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