

**Trafalgar Hotel
106 Albert Road
Blackpool**

REF: 00H497M

- * **13 Bedroom Licensed Hotel – All En-Suite**
- * **Highly Desirable Central Blackpool Location**
- * **Close to Winter Gardens, Entertainments & Amenities**
- * **In Lovely Order Throughout**
- * **Substantial 4 Storey Property**
- * **3 Bedroom Private Accommodation**
- * **Catering for 37 Guests**
- * **Priced to Sell**
- * **Car Park to Rear for up to 8 Motor Vehicles**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this 13-bedroom licensed hotel for sale.

This substantial 4 storey property is situated in the prime location of Albert Road in the heart of Blackpool's vibrant Town Centre being close to Winter Gardens, entertainments and all amenities.

Viewing is Highly Recommended.

Ground Floor

Main Entrance leading to:

Hall with Reception.

Bar / Dining Room with suspended ceiling with concealed lighting, tables and seating for all guests and bar.

Fitted Kitchen with non-slip flooring, central island counter and a range of catering equipment to cater for all guests.

Rear Lounge currently used as private lounge.

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Lower Ground Floor – Private Accommodation

1 x Master Bedroom with Lounge Area and double doors opening to private garden at the front of the property.

2 x Double Bedrooms.

Bathroom with 3-piece suite comprising bath, toilet and sink.

First Floor

2 x Family Bedroom – both En-Suite.

2 x Double Bedrooms – both En-Suite.

1 Single Bedroom – En-Suite.

Second Floor

4 x Family Bedrooms – All En-Suite.

1 x Double Bedroom – En-Suite.

Third Floor

2 x Family Bedrooms – both En-Suite.

1 x Double Bedroom – En-Suite.



EXTERIOR: There is a recessed decked garden area to the front of the property and a car park to the rear with parking for up to 8 motor vehicles.

AGENTS NOTES: The hotel is centrally heated and has double glazing. All letting bedrooms have flat screen TV's, room refreshments.

The property had a new roof 7 years ago and was rendered and repointed and the roof has a 25-year guarantee.

The property has also recently been plastered to the lower ground floor.

CCTV installed. We have been informed Planning Permission was previously passed for a flat roof extension to the top of the property, to add another 2 x generous bedrooms.

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

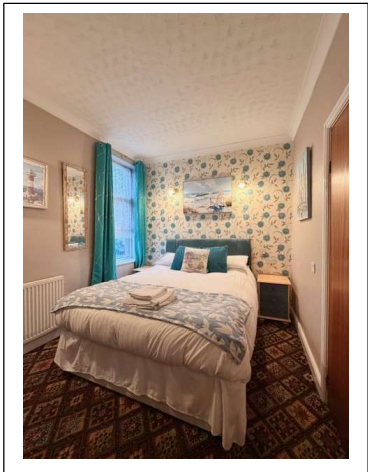
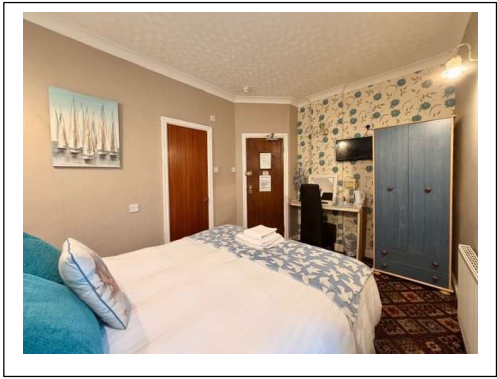
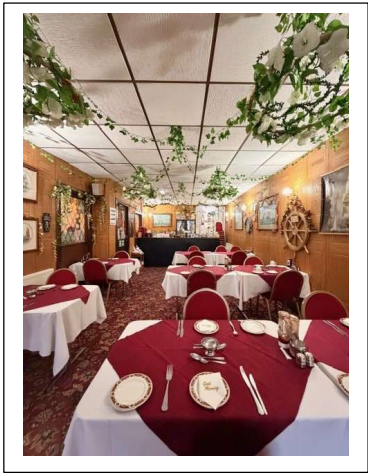
BUSINESS: Accounts on application. The hotel has been trading on a limited hours basis due to ill health but has a regular returning customer base regardless, and there is potential to increase income with extending trading hours.

TENURE: Freehold

STARTING BID: £220,000

VIEWING: By appointment through Kenricks 01253 420420.

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