

**The Dame Lane
4, Pleasant Street
Blackpool**

REF: INV498M

- * Investment Opportunity Comprising 10 Bedroom Tenanted Hotel – All En-Suite**
- * North Shore, Blackpool**
- * In Good Order Throughout**
- * Close to Promenade & Entertainments**
- * Substantial 3 Storey Property**
- * 1 Bedroom Private Accommodation**
- * Draws £12,000 per annum**
- * Priced to Sell**
- * Viewing Recommended**



DESCRIPTION: ****FOR SALE BY AUCTION**** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Opportunity comprising a 10 Bedroom Tenanted Hotel for Sale.

This substantial mid terrace period 3 storey property is situated in Pleasant Street in North Shore, Blackpool, being close to the Promenade, Town Centre and entertainments.

The hotel is currently leased on a 15-year FRI Lease dated from March 2025 at an annual rent of £12,000.

Viewing recommended.

Ground Floor

Main Entrance leading to:

Hallway.

Lounge / Dining Room catering for 17 guests.

Fitted Kitchen with wall and base units and range of catering equipment and utensils to cater for all guests.

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Private Accommodation

Lounge with laminate flooring.

1 Double Bedroom – En-Suite, with storage cupboard.

Shower and Toilet.

First Floor

1 Family Bedroom – En-Suite.

3 Double Bedrooms – All En-suite.

1 Twin Bedroom – En-suite.

Second Floor

4 Double Bedrooms – All En-suite.

1 Twin Bedroom – En-suite.

Linen Cupboard.

Lower Ground Floor

Basement for Storage

EXTERIOR: Enclosed Paved Area to the front of the property with seating for guests.
Enclosed Yard to the rear.

AGENTS NOTES: The property has central heating and double glazing. All bedrooms have room refreshments and TV's. L2 Fire System installed and part CCTV. A new Combi Boiler has recently been installed.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: The hotel is currently leased on a 15-year FRI lease dated from March 2025 at an annual rent of £12,000.

TENURE: Freehold.

STARTING BID: £110,000

VIEWING: By appointment through Kenricks 01253 420420



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