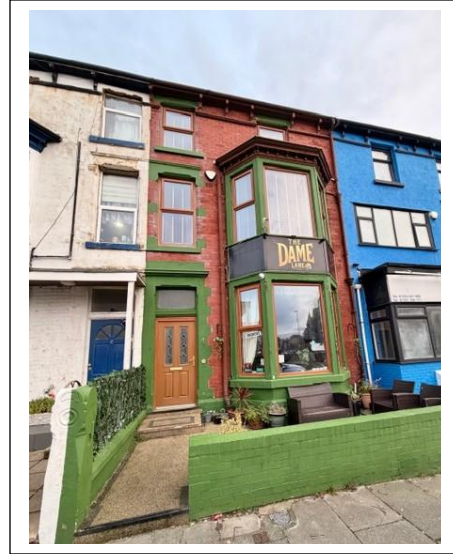


**The Dame Lane  
4, Pleasant Street  
Blackpool**

**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.

**REF: INV498M**

**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.

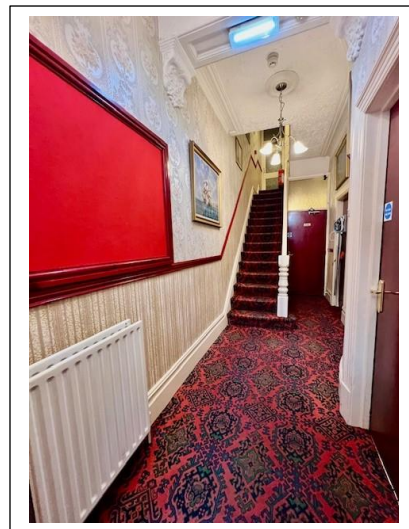
**AGENTS NOTES:** The property has central heating and double glazing. All bedrooms have room refreshments and TV's. L2 Fire System installed and part CCTV. A new Combi Boiler has recently been installed.  
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**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



REF: INV498M

