

**Westcliffe Hotel  
46 King Edward Ave  
Blackpool**

**REF: 00H517M**

- \* 9 Bedroom Hotel – All En-Suite**
- \* North Shore, Blackpool**
- \* Close to the Prestigious Queens Promenade**
- \* In Stunning Order Throughout**
- \* Catering for 18 Guests**
- \* Operating on a Mid-Week only Basis**
- \* Strong Trading Accounts**
- \* Potential to Increase Trade**
- \* Garage to the Rear**
- \* Priced to Sell**
- \* Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions Kenricks are delighted to offer this rare opportunity to purchase this beautifully appointed 9-bedroom Hotel.

The hotel is situated within close walking distance to the prestigious Queens Promenade in North Shore Blackpool.

The premises is in beautiful order throughout and currently operates as a destination hotel for avid knitting aficionados.

The current business model is based solely off mid-week full board holidays, therefore there is huge potential to increase trade.

**Viewing Highly Recommended**

**REF: 00H517M**

**Ground Floor**

Vestibule.

Hallway

Sunlounge – currently used as a gift shop.

Dining Room with potential to cater for 18 guests.

Lounge with sofas and armchairs for 10 guests.



**Private Accommodation**

Lounge

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

2 x Utility Rooms

Toilet with sink.

**First Floor**

1 x Twin Bedroom – En-Suite

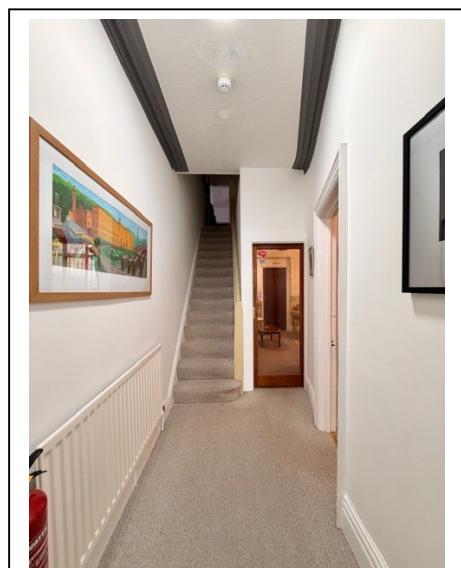
1 x Family Room – En-Suite

1 x Single Room – En- Suite

1 x Double Bedroom – En-Suite currently used by the owner.

Utility Room currently used as an Office.

Toilet



**Second Floor**

3 x Double Bedrooms – All En-Suite

1 x Single Bedroom – En-Suite

1 x Double Bedroom currently used as storage.

**EXTERIOR:** Feature Garden area to the front and side with seating for guests. Small enclosed yard to the rear with Garage.

**AGENTS NOTES:** All letting bedrooms have wall mounted flat screen TV's. The hotel is centrally heated and has double glazing. L2 Fire Alarm System installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** Accounts on application

**TENURE:** Freehold.

**STARTING BID:** £170,000

**VIEWING:** By appointment through Kenricks 01253 420 420

**REF: 00H517M**

