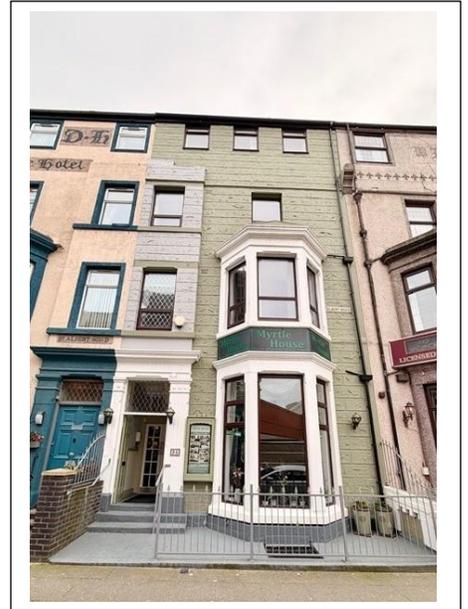


**Myrtle House Hotel
25 Albert Road
Blackpool**

REF: 00H519M

- * **14 Bedroom Hotel – All En-Suite**
- * **Central Blackpool**
- * **Close to Winter Gardens, Entertainments & Amenities**
- * **In Lovely Order Throughout**
- * **Substantial 4 Storey Property**
- * **2 Bedroom Private Accommodation**
- * **Good Trading Accounts**
- * **Priced to Sell**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this 14 bedroom hotel for sale.

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

The Myrtle House Hotel is currently trading on a limited basis, therefore there is potential to increase revenue.

The hotel is in lovely order throughout and needs to be viewed to be fully appreciated.

REF: 00H519M

Ground Floor

Vestibule Entrance leading to:
Entrance Hallway
Reception
Open Plan Lounge / Dining Room with concealed bar and seating for 34 guests.
Fitted Kitchen with wall and base units and non-slip flooring.
Laundry Area
Owner's Lounge

Lower Ground Floor – Private Accommodation

Double Bedroom/ Office
Shower Room with toilet
Utility Cupboard

First Floor

3 Double Bedrooms – Both En-Suite
1 Family Room – En- Suite
Bathroom with bath
Utility Room (formerly used as a bedroom)
Toilet

Second Floor

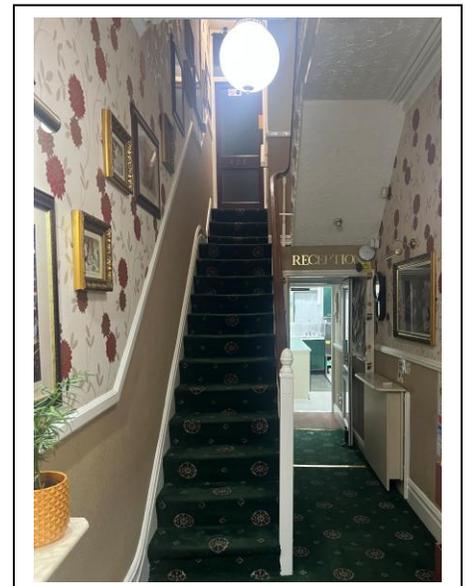
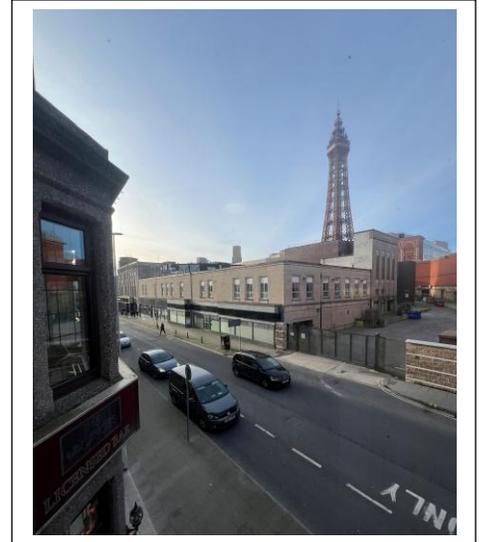
1 Double Bedroom - En-Suite.
2 Family Rooms - Both En- Suite
1 Twin Room - En- Suite
1 Single Room - En- Suite

Third Floor

2 Double Bedrooms – Both En-Suite.
1 Twin Bedroom – En-Suite.
1 Family Room – En- Suite
1 large Family Room- En- Suite
Utility cupboard

EXTERIOR: Small paved area to the front.

AGENTS NOTES: The hotel has gas central heating and double glazing. All letting bedrooms have flat screen TV's, room refreshments and some bedrooms have safes. Sale subject to the fees, terms and conditions of Pattinson Auctions.



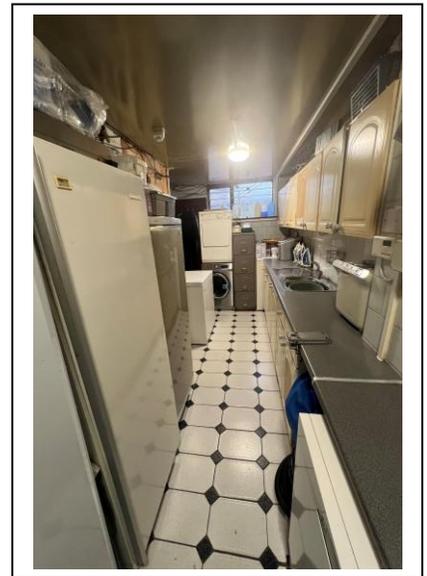
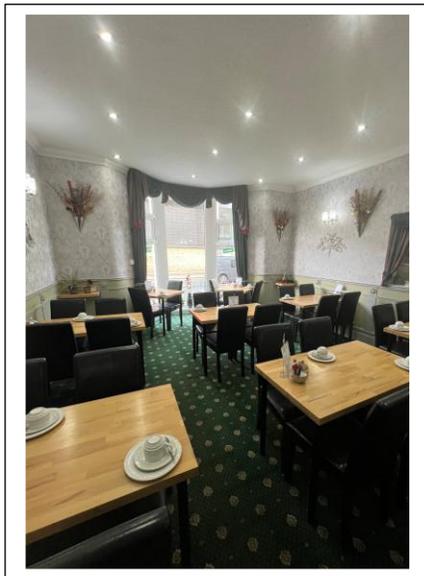
REF: 00H519M

BUSINESS: Accounts on application. There is potential to increase trade.

TENURE: Freehold.

STARTING BID: £225,000

VIEWING: By appointment through Kenricks 01253 420420.



REF: 00H519M

