

REF: 00H513M

- * 10 Bedroom Hotel – 9 En-Suite
- * South Shore, Blackpool
- * Close to Promenade, Entertainments & Amenities
- * Catering for 20 Guests
- * Currently Not Trading
- * Priced to Sell
- * Excellent Potential
- * 2 Bedroom Private Accommodation
- * Car Park for 2 Motor Vehicles
- * Viewing Recommended

The Avansi
12 St Chads Road
Blackpool



DESCRIPTION:- **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer this 10 bedroom hotel for sale.

This 3 storey mid terraced property is situated in the busy holiday trading location in St Chads Road in South Shore Blackpool, being close to the Promenade, Entertainments and Amenities. The hotel is in need of remedial works.

Ground Floor

Sun Lounge.

Open Plan Bar Lounge and Dining Room with suspended ceiling and seating for 20 guests.

Large Utility Room.

Fitted Kitchen with a range of catering equipment and utensils.

Utility/ Laundry Room.

Lower Ground Floor

Private Accommodation

Lounge

2 x Double Bedroom

Shower Room

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First Floor

2 Family Bedrooms – All En-Suite.
4 Double Bedrooms - All En-Suite.

Second Floor

1 Family Bedroom – En-Suite.
3 Double Bedrooms – 2 En-Suite.

EXTERIOR: Small paved area to the front. Car park to the rear providing parking for 2 motor vehicles. Yard to the side of the property.

BUSINESS: We are informed the hotel has not traded for the past year due to the ill health. No accounts available.

AGENTS NOTES. The hotel has double glazing and central heating. We are informed a new consumer unit and gas boiler have recently been installed. The hotel requires a moderate amount of renovation throughout. Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold.

STARTING BID: £80,000

VIEWING: By appointment through Kenricks 01253 420420



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