

**The Alandene Hotel  
131 Park Road  
Blackpool**

**REF: 00H534M**

- \* **8 Bedroom Licenced Hotel – All En-Suite**
- \* **2 Bedroom Flat to Rear of Hotel**
- \* **1 Bedroom Chalet**
- \* **Central Blackpool**
- \* **Close to The Winter Gardens, Town Centre, Entertainments & Amenities**
- \* **Substantial 2 Storey Detached Property**
- \* **In Lovely Order Throughout**
- \* **Catering for 22 Guests**
- \* **Forecourt Parking for 4 Motor Vehicles**
- \* **Double Garage to Rear for 2 Motor Vehicles**
- \* **Retirement Sale**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\* On behalf of Pattinson Auctions, Kenricks are pleased to offer this 8-bedroom Licenced Hotel with a 2 Bedroom Flat for sale.**

This substantial 2 storey detached Hotel is situated in the busy location of Park Road, Central Blackpool, being close to the town centre, entertainments and amenities.

The hotel is in lovely order throughout and benefits from an additional 2-bedroom flat to the rear of the property, a large garage with additional parking for 6 motor vehicles.

Viewing highly recommended.

**Ground Floor**

Main Entrance leading to:

Hallway

Bar / Lounge with modern panelled bar, tables, chairs and laminate flooring.

Dining Room catering for 22 guests.

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

Utility Room.

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**Private Accommodation**

Lounge with feature wall, laminate flooring and a storage cupboard housing Combi Boiler.

**Rear Flat Above Garage**

1 Family Bedroom with laminate flooring.  
1 Double Bedroom  
Bathroom comprising 3-piece suite with shower over bath, UPV cladding to walls, ceramic tiled flooring.

**First Floor**

2 Family Bedrooms - Both En-Suite  
6 Double Bedrooms – All En-Suite

**EXTERIOR:**

**Chalet**

1 Family Bedroom  
Wet room with Shower, sink & WC

Enclosed yard to rear with decked seating area.  
Double garage for 2 motor vehicles.  
Forecourt parking to the front for 4 motor vehicles.

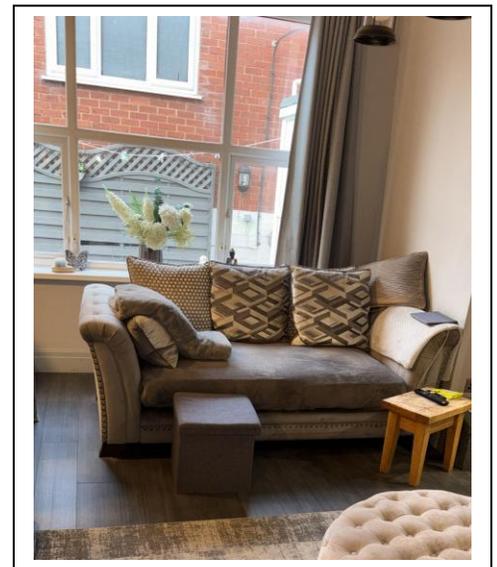
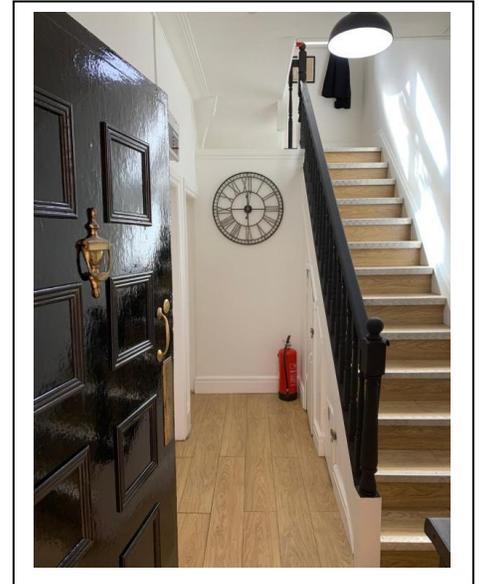
**AGENTS NOTES:** All letting bedrooms have flat screen TVs and room refreshments. The hotel is centrally heated and has double glazing. L2 fire alarm is installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** Accounts on application.

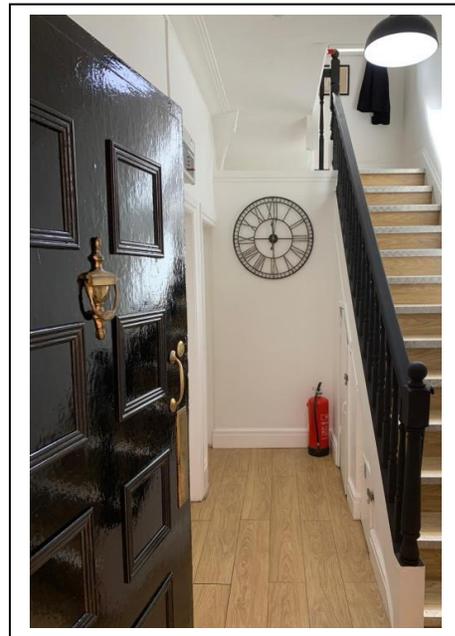
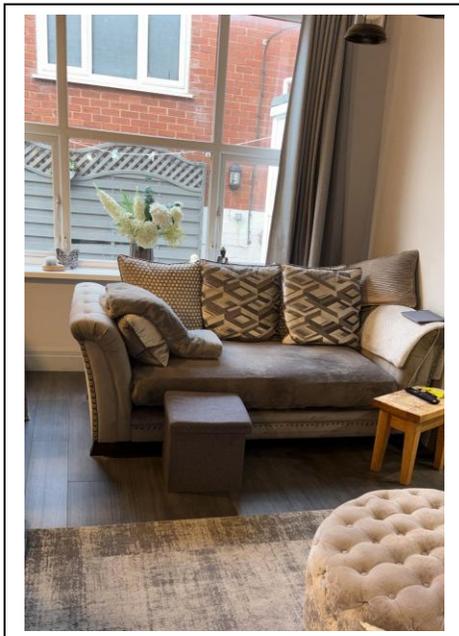
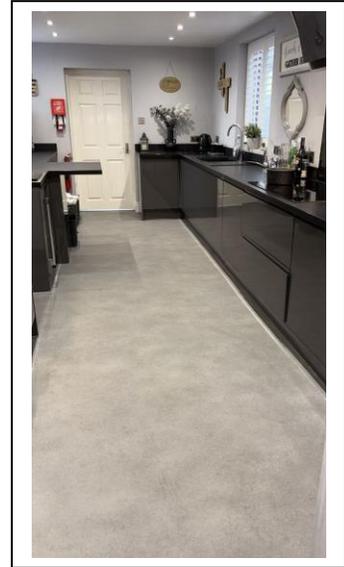
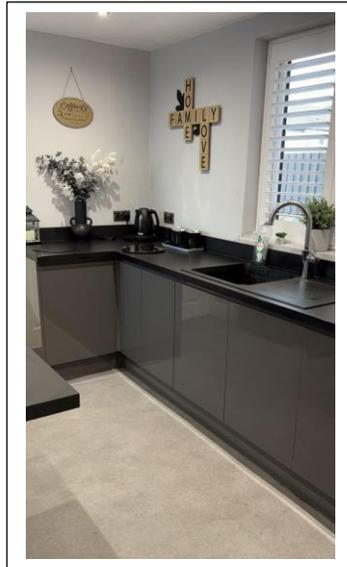
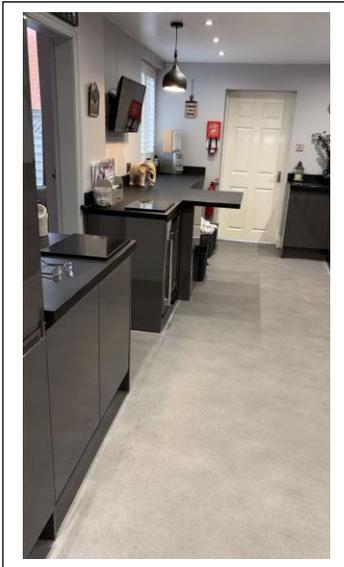
**TENURE:** Freehold.

**PRICE:** £250,000

**VIEWING:** By appointment through Kenricks 01253 420420.



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