

**Friends Hotel  
32 Reads Avenue  
Blackpool**

**REF: INV535M**

- \* **Investment Property Comprising  
5 Bedroom Guest House – All En-Suite**
- \* **Central Blackpool**
- \* **Close to Winter Gardens, Entertainments  
& Amenities**
- \* **Property Draws £14,400 per annum**
- \* **In Lovely Order Throughout**
- \* **1 Bedroom Private Accommodation**
- \* **Car Parking for 2 Motor Vehicles**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\* On behalf of Pattinson Auctions, Kenricks are pleased to offer this investment property comprising 5 bedroom tenanted Guest House for Lease.**

This beautifully appointed 3 storey Guest House is situated in the heart of Blackpool's Town Centre being close to Winter Gardens, Entertainments and the new Re-Development Area.

The hotel is in lovely order throughout and benefits from having 1 bedroom private accommodation and car parking for 2 motor vehicles.

The hotel is currently tenanted on a 5 year FRI lease at a rent of £14,400 per annum.

Viewing highly recommended.

**Ground Floor**

Vestibule Entrance leading to:  
Hallway with chandelier lighting.  
Dining Room with seating for all guests.

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**Private Accommodation**

Lounge with feature fireplace.

Fitted Kitchen with wall and base units and a range of equipment for all guests.

Master Bedroom.

Bathroom comprising three-piece suite.

Utility Room.

**First Floor**

1 Family Bedroom – En-Suite.

1 Double Bedroom – En-Suite.

Shower and Toilet.

Linen Cupboard.

**Second Floor**

1 Family Bedroom – En-Suite.

1 Double Bedroom – En-Suite.

1 Single Bedroom – En-Suite.

Linen Cupboard.



**EXTERIOR:** Car park to the front providing parking for 2 motor vehicles.

**AGENTS NOTES:** The hotel is centrally heated and has double glazing. All letting bedrooms have room refreshments and TV's. We are informed that the property has a new roof. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** The hotel is currently tenanted on a 5 year FRI lease at a rent of £14,400 per annum.

**TENURE:** Freehold

**PRICE:** £100,000

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

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