

**The Avenue
56 Reads Avenue,
Blackpool**

REF: 00H541M

- * **7 Bedroom Licensed Boutique Hotel – All En-Suite**
- * **Town Centre, Blackpool**
- * **Close to Entertainments Shops & Amenities**
- * **Substantial 3 Storey Semi-Detached Period Property**
- * **In Immaculate Order Throughout**
- * **Private Owners Accommodation**
- * **Fantastic Online Ratings**
- * **Car Park for 7 Motor Vehicles**
- * **Viewing Highly Recommended**

DESCRIPTION: **FOR SALE BY ONLINE AUCTION On behalf of Pattinson Auctions**

Kenricks are delighted to offer this beautifully appointed 7 Bedroom Licensed Boutique Hotel for Sale.

The Hotel is situated on Reads Avenue, close to Blackpool's vibrant Town Centre and Entertainments.

This boutique hotel has been beautifully decorated throughout and needs to be viewed to be fully appreciated.

Ground Floor

Main Entrance leading to Porch Area

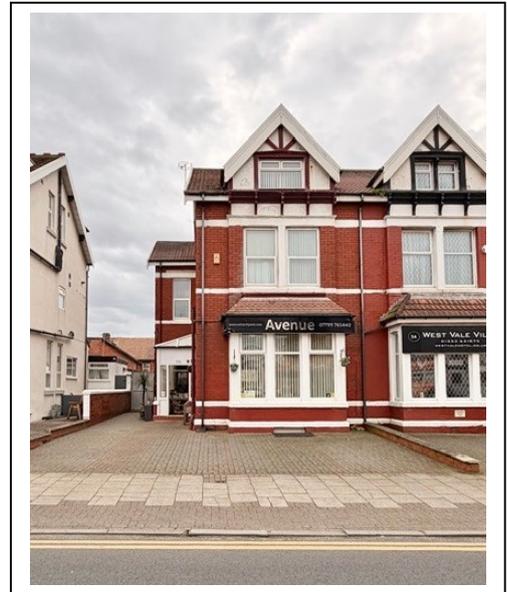
Impressive Hallway

Guest Lounge / Bar with feature bar, bay window and electric feature fireplace.

Private Lounge.

Dining Room with tables and chairs for all guests.

Large Fitted Kitchen with island unit, stylish wall and base units, range style cooker and catering equipment and utensils to cater for all guests.



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Lower Ground Floor
Private Accommodation

Large Storage/Utility Room.
Double Bedroom.
Bathroom with Shower.
Electric cupboard.

First Floor

3 x Double Bedrooms - All En-Suite.
1 x 2 Room Family Suite - En-Suite.

Second Floor

1 x Double Bedrooms - All En-Suite.
1 x Family Bedroom – En-Suite.
1 x Non-Trading Bedroom.
Utility Cupboard.



AGENTS NOTES: The Hotel has double glazing and is centrally heated on a Hive system with individual thermostats on all radiators and has 3 pressurised hot water tanks delivering excellent water pressure to all rooms.
All Letting Bedrooms have room refreshments and T.V.s.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

EXTERIOR: To the front and rear of the property there is a car park providing parking for 4 motor vehicles. The property benefits from having a substantial rear garden area with a patio area for guests and room for 3 further motor vehicles.

BUSINESS: Accounts on application.

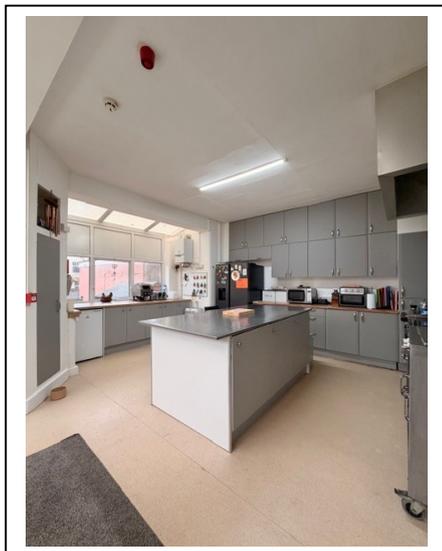
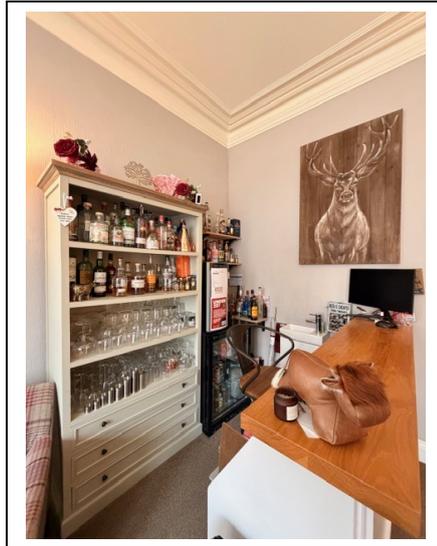
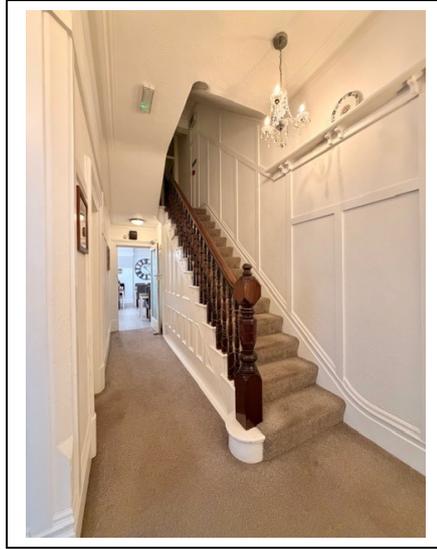
TENURE: Freehold

STARTING BID: £180,000

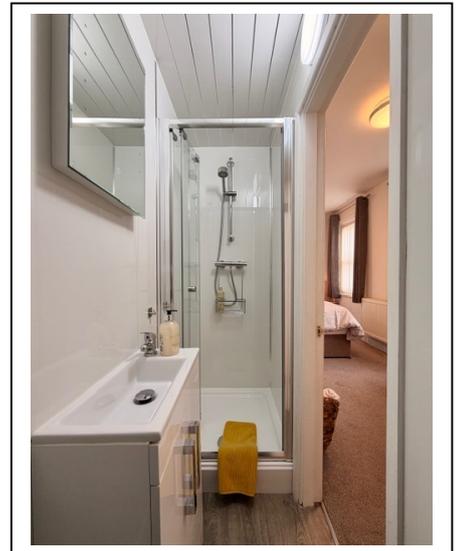
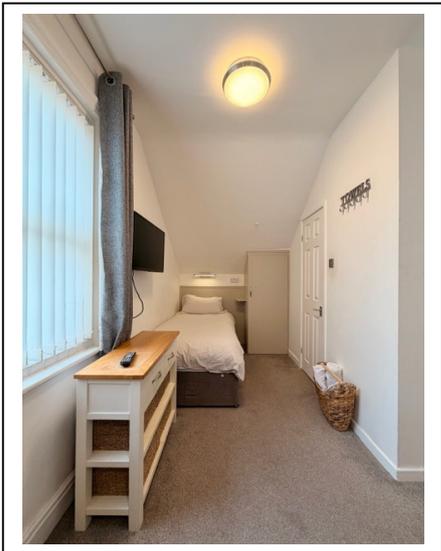
VIEWING: By appointment through Kenricks
01253 4204120



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