

**Fairhaven Hotel  
27-29 Woodfield Road  
Blackpool**

**REF: 00H533M**

- \* **15 Bedroom Licenced Hotel – All En-Suite**
- \* **South Shore, Blackpool**
- \* **Close to Promenade & Entertainments**
- \* **In Lovely Order Throughout**
- \* **Currently not Operating to Full Potential**
- \* **Large Potential to Increase Income**
- \* **Catering for 30 Guests**
- \* **2 Bedroom Private Accommodation**
- \* **Viewing Highly Recommended**



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

Kenricks are pleased to offer this 15 Bedroom Licenced Hotel for Sale.

The Hotel is situated in the busy all year-round trading location of Woodfield Road, Blackpool, just 100 yards from the Promenade. Just a mile either way, there are Blackpool's main attractions, including Central and South Pier, the Tower and Pleasure Beach: a prime hotel location.

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

**Ground Floor**

Vestibule

Hallway

Lounge/Bar fitted with a pump, optics and comfort seating for 20 guests.

Dining Room catering for 30 guests.

Kitchen with a range of catering equipment to cater for all guests.

Utility Room

2 Double Bedrooms – Both En-Suite

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**Private Accommodation**

Lounge  
Double Bedroom  
Single Bedroom  
Bathroom

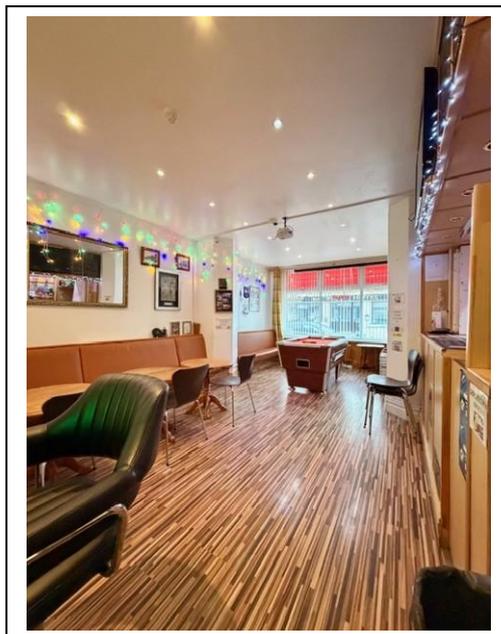
**First Floor**

4 Double Bedrooms - Both En Suite  
4 Family Bedrooms – Both En-Suite  
Laundry Cupboard  
Toilet

**Second Floor**

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

**EXTERIOR:** Parking to the rear for 4 motor vehicles. Front Patio with seating for guests.

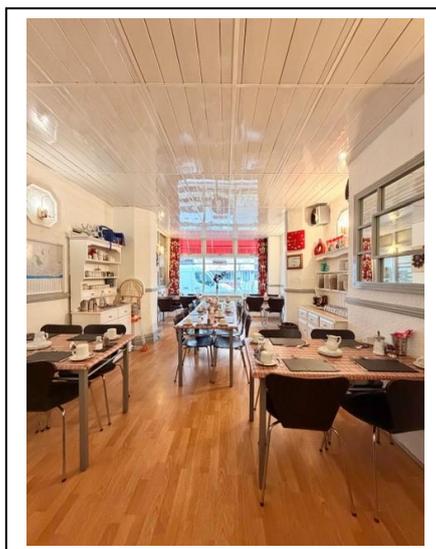


**AGENTS NOTES:** The hotel has double glazing and gas central heating. All rooms are of a very generous size, have TV's and room refreshments. The dining room can seat 32 people. L2 Fire system installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold

**STARTING BID:** £250,000

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



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