

**Granville Hotel  
12 Station Road  
Blackpool**

**REF: 00H544M**

- \* **10 Bedroom Hotel – All En-Suite Plus Lower Ground Floor Apartment.**
- \* **South Shore, Blackpool**
- \* **Close to Entertainments & Amenities**
- \* **In Lovely Order Throughout**
- \* **Substantial Mid Terraced 3 Storey Property**
- \* **Front Garden with Seating for Guests**
- \* **Priced to Sell**
- \* **Viewing Highly Recommended**

**DESCRIPTION: \*\*FOR SALE BY AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are delighted to offer the opportunity to purchase this 10-bedroom hotel plus lower ground floor apartment for sale.



This substantial 3 storey mid terraced property is situated in the heart of Blackpool's South Shore, with the Sandcastle and Pleasure Beach being within a few minutes' walk away.

The adjoining two hotels are also available for sale, offering a potential of 37 Bedrooms.

The property needs to be viewed to be fully appreciated.

**Ground Floor**

Entrance with impressive Hallway leading to:

Sunlounge with upholstered seating and suspended ceiling.

Bar Lounge with feature bar with optics and pumps, upholstered seating, neon lighting and suspended ceiling.

Dining Room with tables and chairs and suspended ceiling.

Kitchen with wall and base units, stainless steel counters and stainless-steel commercial catering equipment.

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**Lower Ground**

Beer Cellar.

Apartment - comprising Bedroom which sleeps 3.

Kitchen with wall and base units.

Bathroom with shower, toilet and sink.

Lounge / Diner / Bedroom which sleeps 4, with separate entrance, sofa beds and suspended ceiling with concealed lighting.



**First Floor**

Laundry.

Toilet and shower.

1 x Family Suite – comprising 1 x twin room (bunk beds), 1 x family room and 1 x bathroom comprising bath with shower overhead, toilet and sink.

2 x Family Bedrooms – En-Suite – both sleep 5.

1 x Family Bedroom – En-Suite.

1 x Double Bedroom – En-Suite.

**Second Floor**

1 x Family Suite comprising 1 x family room with single bed and bunk beds, 1 x family room with double bed and bunk beds, 1 x bathroom with shower, toilet and sink.

1 x Family Bedroom – En-Suite comprising bath with shower overhead, toilet and sink.

1 x Family Bedroom – En-Suite.

2 x Double Bedrooms – both En-Suite one with additional dressing room.

**EXTERIOR:** Patio Garden Area to the front of the property with seating for guests. Car Parking to the rear for 3 motor vehicles.

**AGENTS NOTES:** The hotel is centrally heated and has double glazing. All letting bedrooms have TV's and refreshments. L2 Fire System. CCTV Installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

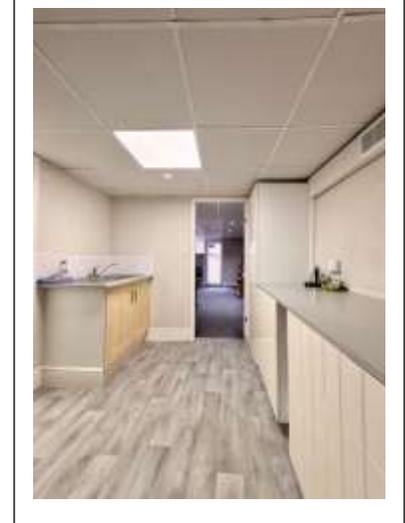
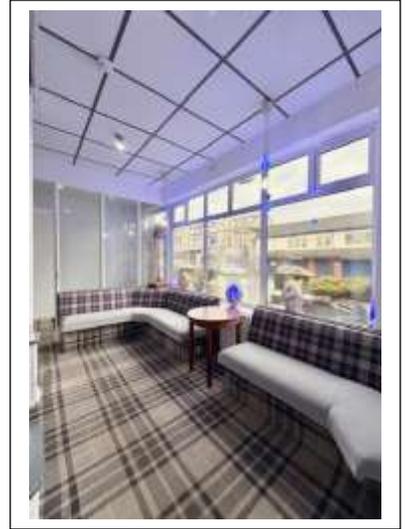
**BUSINESS:** Accounts on Application.

**TENURE:** Freehold

**STARTING BID:** £150,000

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

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