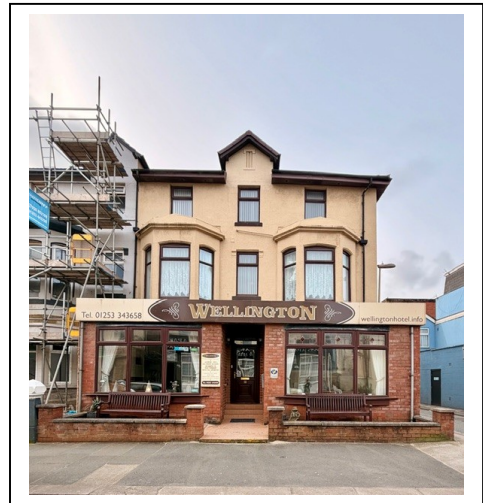


**The Wellington Hotel  
1 Wellington Road  
Blackpool**

**REF: 00H559M**

- \* **16 Bedroom Licensed Hotel – All En-Suite**
- \* **South Shore, Blackpool**
- \* **Close to Promenade, Entertainments & Amenities**
- \* **Double Fronted, End Terraced Property**
- \* **In Lovely Order Throughout**
- \* **Catering for 32 Guests**
- \* **4 Bedroom Private Accommodation**
- \* **Operating on a Semi-Retired Basis**
- \* **Tremendous Potential to Increase Trade**
- \* **Car Parking for 3 Motor Vehicles**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY AUCTION\*\*** On Behalf of Pattinson Auctions, Kenricks are pleased to offer this 16 bedroom Licensed hotel for sale.

This substantial double fronted, end terraced property is situated in Blackpool's busy South Shore being close to Promenade, entertainments and amenities.

The premises is furnished to a lovely standard throughout and benefits from having extensive 4 bedroom private accommodation to the ground and lower ground floors.

The hotel is currently operating on a semi-retired basis and not to its full potential, immense scope to increase trade.



**REF: 00H559M**

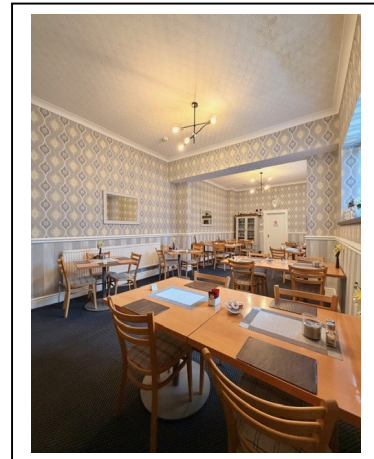
**Ground Floor**

Vestibule entrance.  
Hallway leading to Reception.  
Sun Lounge with leather seating.  
Dining Room catering for 32 Guests.  
Bar Lounge with upholstered bench seating.  
Pool Room.  
Office.  
Toilet.  
Kitchen with a range of catering equipment and utensils to cater for all guests.



**Private Accommodation**

Hallway.  
Lounge.  
Bathroom with 3-piece suite.  
Storeroom.

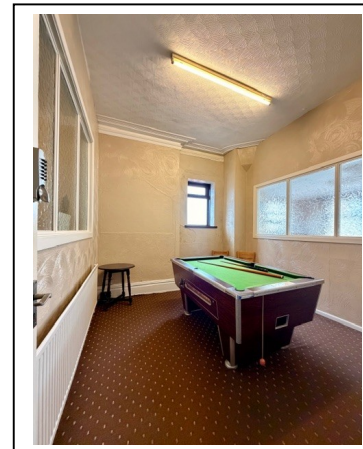


**Lower Ground Floor - Private Accommodation Continued**

3 Double Bedrooms with built in wardrobes.  
1 Single Bedroom.

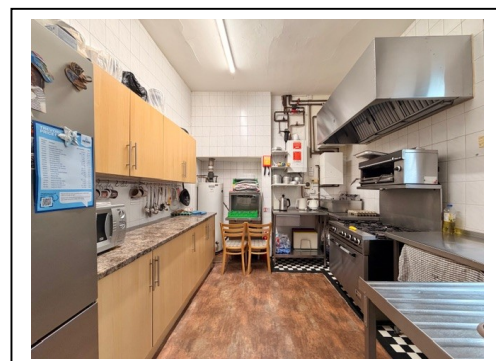
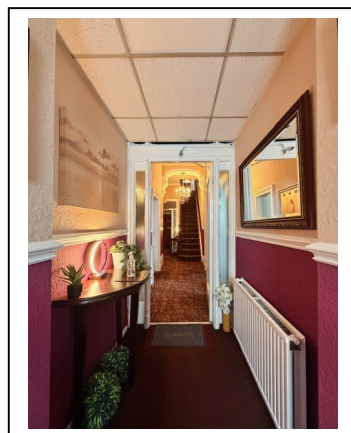
**First Floor**

2 Family Bedrooms – Both En-Suite.  
5 Double Bedrooms – All En-Suite.  
1 Single Bedroom – En-Suite.



**Second Floor**

2 Family Bedrooms – Both En-Suite.  
4 Double Bedrooms – All En-Suite.  
1 Twin Bedroom – En-Suite.  
1 Single Bedroom – En-Suite.  
Linen cupboard.



**REF: 00H559M**

**EXTERIOR:** Enclosed Yard to side and rear with electric shutter and ample parking for 3 motor vehicles. Shed. Enclosed paved guest seating area to the front.

**AGENTS NOTES:** The hotel is central heated and double glazed. All letting bedrooms have TV's and room refreshments. L2 fire system installed.  
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** Accounts on application.

**TENURE:** Freehold.

**STARTING BID:** £235,000

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

