

**Abbey Lodge  
31 Palatine Road  
Blackpool**

**REF: 00H558M**

- \* **10 Bedroom Hotel – All En-Suite**
- \* **Central Blackpool**
- \* **Close To Winter Gardens, Town Centre & Amenities**
- \* **Substantial 3 Storey Property**
- \* **In Lovely Order Throughout**
- \* **1 Bed Private Accommodation**
- \* **Priced to Sell**
- \* **Viewing Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are pleased to offer this 10 Bedroom Hotel for Sale.

This substantial 3 storey Hotel is situated within close proximity of the Winter Gardens, entertainments and Town Centre amenities.

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

Viewing Recommended.

**Ground Floor**

Main Entrance leading to:

Hallway

Reception Room/Dining Room which caters for 18 guests.

Utility Room.

Private Living Room.

Large Fitted Commercial Kitchen with wall and base units, a range of catering equipment including a Merry chef Oven

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**Lower Ground Floor**  
**Private Accommodation**

1 x Double Bedroom – En-Suite.  
Utility Room.

**First Floor**

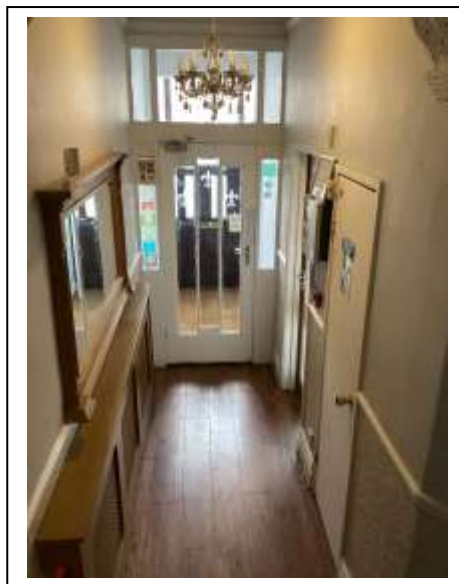
5 x Double Bedrooms- All En-Suite.

**Second Floor**

4 x Double Bedrooms – All En-Suite.  
1 x Single Bedroom – En-Suite.

**EXTERIOR:**

Small patio seating area to the front.  
Small yard with alley access to the rear.



**AGENTS NOTES:** The Hotel has double glazing and has central heating. All letting bedrooms have TVs and room refreshments.  
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** The hotel is trading on a limited basis. Booking records will be made available following a successful viewing.

**TENURE:** Freehold

**STARTING BID:** £ 145,000

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



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