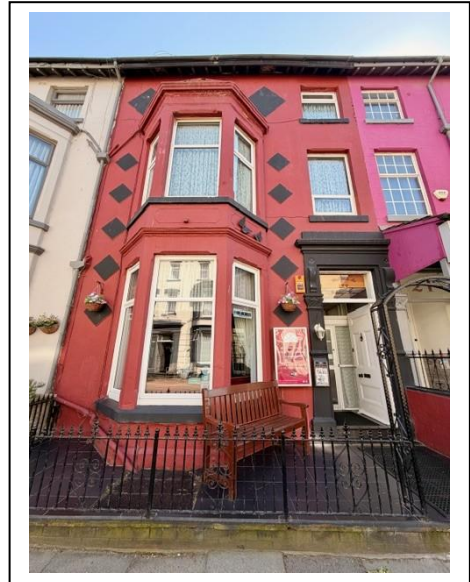


**Grange House  
23 Hull Road  
Blackpool**

**REF: 00H566M**

- \* **10 Bedroom Licensed Hotel – All En-Suite**
- \* **Central Blackpool**
- \* **Close to Town Centre, Entertainments & Amenities**
- \* **Substantial 3 Storey Terraced Property**
- \* **In Lovely Order Throughout**
- \* **Catering for 24 Guests**
- \* **Strong Trading Accounts**
- \* **Retirement Sale**
- \* **2 Bedroom Private Accommodation**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY AUCTION\*\* On Behalf of Pattinson Auctions, Kenricks are pleased to offer this 10-bedroom licensed hotel for sale.**

This substantial 3 storey property is situated in the heart of Blackpool's vibrant Town Centre, being close to many entertainments, shops and amenities.

Viewing is Highly Recommended

**Ground Floor**

Hallway

Open Plan Dining Room which could cater for 24 Diners.

Open Plan Bar Area with upholstered seating for 16 guests.

Toilet

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

Laundry Area.

**REF: 00H566M**

**Lower Ground Floor – Private Accommodation**

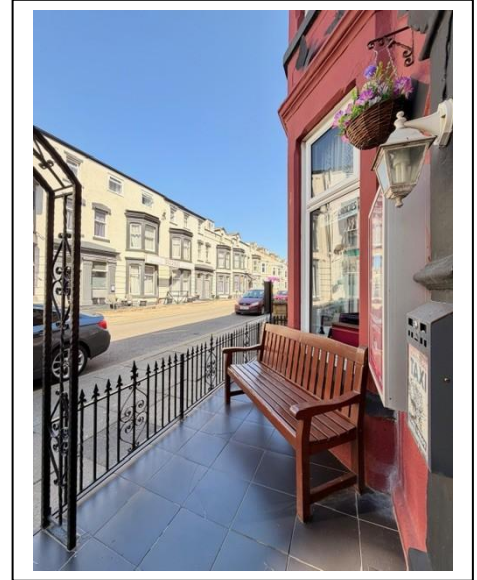
Master Bedroom - En -Suite Shower Room with toilet.  
Bedroom  
Utility Room  
2 Storage Areas

**First Floor**

2 Family Bedrooms – Both En-Suite  
1 Double Bedroom – En-Suite  
1 Single Bedroom – En-Suite  
1 Twin Bedroom – En -Suite

**Second Floor**

2 Family Bedrooms – Both En-Suite  
3 Double Bedrooms – All En-Suite  
Linen Cupboard



**EXTERIOR:** Enclosed paved garden to the front with bench seating for guests.

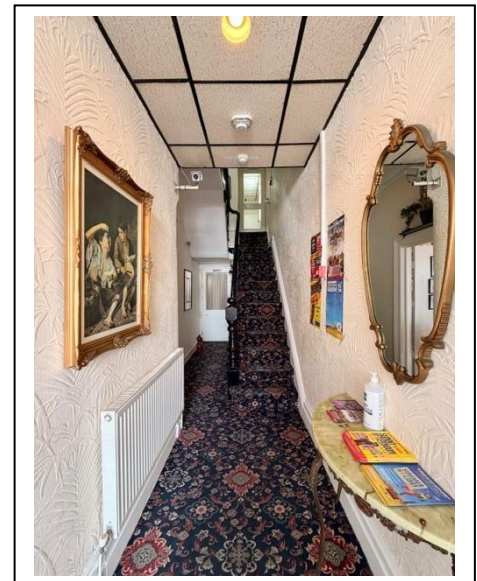
**AGENTS NOTES:** The hotel is centrally heated and has double glazing. All letting bedrooms have flat screen TV's and room refreshments. L2 Fire alarm installed.

**BUSINESS:** The hotel is currently run on lifestyle basis and is closed between November and Easter. We are informed that the hotel's revenue for the past year is in the region of £48,000

**TENURE:** Freehold.

**STARTING BID:** £165,000

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



00H566M

