

***Ellan Vannin
6 Gynn Avenue
North Shore
Blackpool FY1 2LD***

Licensed Guest House



Ref No: OKE3483

Price: £134,500

- ★ A first class guest house located to the North of Blackpool centre
- ★ Mid terraced 3 storey property immediately off the Promenade close to the Hilton Hotel
- ★ 9 en suite bedrooms with LCD TV's, hospitality trays, hairdryers, alarm clocks, small fridge/freezer, majority double showers
- ★ Spacious public facilities including an attractive entrance hall, separate bar lounge and dining room
- ★ Private lounge and wc with the vendors utilising one of the letting bedrooms
- ★ The Guest House is in excellent condition supported by the 4 Star Enjoy England accreditation
- ★ Viewing recommended

Viewing *STRICTLY BY PRIOR APPOINTMENT THROUGH OUR OFFICE*

LOCATION

On the Westerly frontage of Gynn Avenue which runs parallel with North Promenade adjacent to the Hilton Hotel.

ACCOMMODATION

Ground Floor Spacious attractive entrance hall with feature fire place; dining room with 7 tables and 16 covers; bar lounge with centre bar counter; Kitchen with fitted wall and base units; freezer store; Private Accommodation: Lounge with access to reception/office; wc and wash hand basin

First Floor 4 en suite bedrooms (2 double with 1 used as private, 1 family, 1 single)

Second Floor 5 en suite bedrooms (4 double, 1 twin)

Exterior Timber shed used as utility room, cellar, bin store, wc, seating area and patio. Garage to rear not in use.

BUSINESS

The business is equipped and trading including grill, 6 burner cooker, water boiler, coffee machine, microwave, dish washer, fridge, freezer, washing machine, dryer, hot cupboard, etc. A full inventory will be prepared prior to exchange of contracts. The business enjoys a strong regular clientele of families and couples with accounts in the region of £60,000 (2015) with a profit of £30,000

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SERVICES

All mains services connected, central heating, double glazing and CCTV. **EPC rating: C**

TENURE

Freehold