

**REF: 00H681K**

- \* **27 Bedroom Licensed Hotel – All En-Suite**
- \* **South Shore, Blackpool**
- \* **Close to Sea, Entertainments & Amenities**
- \* **Catering for 74 Guests**
- \* **Extensively Refurbished**
- \* **Stunning 3 Bedroom Private Accommodation**
- \* **Car Park for 16 Motor Vehicles**
- \* **Priced to Sell**
- \* **Viewing recommended**

**Wave Crest Hotel  
14/16 Alexandra Road  
Blackpool**



**DESCRIPTION:** Kenricks are pleased to offer this 27 Bedroom Licensed Hotel for Sale. This substantial double fronted property is situated within close proximity of Blackpool's busy South Shore Promenade.

The hotel in recent years has undergone an extensive refurbishment which includes the owner's private 3 bed apartment. The hotel needs to be viewed to be fully appreciated.

### **Ground Floor**

Impressive entrance hallway with feature wall Muriel leading to:

Sun Lounge with contemporary leather seating

Modern open plan Dining area with feature split wall, leather seating, dining tables and chairs and breakfast bar.

Linen Store

Office

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

Still Room

### **Private Accommodation**

Fabulous Lounge with feature double patio door window. Wood effect flooring and concealed lighting

Master Bedroom with En Suite Bath and Toilet

Bedroom

Bedroom

Bathroom comprising 3 piece suite, shower, toilet and wash basin with tiled walls fitted units and concealed lighting.

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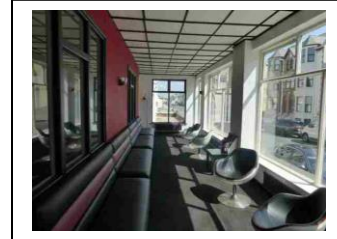
**Lower Ground Floor**

Bar Lounge with upholstered seating and tables  
Bar has pumps and range of optics  
Pool Table Area  
Bar Cellar Room  
Storage Rooms



**First Floor**

4 Family Bedrooms – All En-Suite  
6 Double Bedrooms – All En-Suite  
1 Twin Bedroom En – Suite  
Toilet



**Second Floor**

1 Family Suite comprising of a Double Bedroom and a Bunk Bedroom En-Suite  
5 Family Bedrooms – All En-Suite  
3 Double Bedrooms - All En- Suite  
4 Twin Bedrooms - All En- Suite  
Ironing Room

**Third Floor**

5 Family Bedrooms – All En-Suite

**AGENTS NOTES:** All letting bedrooms have Flat screen TV's and room refreshments. The hotel is centrally heated and has double glazing. Mobile Antenna on the roof of hotel which provides additional Income of £6,000 per annum.

**RATES:** Rateable Value £14,750 taken from the VOA Website 6/5/16

**EXTERIOR:-** Driveway to the side leading to car park which provides car parking for 6 motor vehicles. Garage to the rear.

**BUSINESS:** Accounts on application

**TENURE:** Freehold

**PRICE:** £450,000

**VIEWING:** By appointment through Kenricks

