

FOR SALE

NEWHOLME GUEST HOUSE
2 WILTON PARADE
BLACKPOOL
LANCASHIRE
FY1 2HE

- 12 BEDROOM EN-SUITE GUEST HOUSE
- GOOD REPEAT TRADE WITH HUGE POTENTIAL TO INCREASE TURNOVER
- STRONG TRADING LOCATION CLOSE TO BOTH THE IMPERIAL AND THE HILTON HOTELS
- LICENCED BAR AND LOUNGE

PRICE: £199,950



Duxburys
Commercial

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2, WILTON PARADE, BLACKPOOL

LOCATION

This Guest House occupies a strong trading location on Wilton Parade which connects directly on to the Promenade and provides ease of commuting throughout the Town. Wilton Parade runs adjacent to the famous Imperial hotel and the Newholme benefits greatly from overspill business and the visitors to the events which the Imperial hosts

Local shops and amenities are within easy reach and commuting is available along the Promenade into Blackpool Town Centre and Blackpool Tower, the Golden Mile and all the attractions which Blackpool offers.

DESCRIPTION

This 12 bedroom guest house offers deceptively spacious accommodation. The Guest House offers many features to include a purpose built licensed bar and lounge area. All rooms are ensuite and offer flat screen televisions and tea and coffee making facilities

There is a sun lounge and dining room with spacious kitchen and food preparation areas. The property benefits from gas central heating (boiler replaced 2017) , L2 fire alarm system and double glazing.

This property benefits from repeat bookings and word of mouth referrals but the vendors do not currently advertise or use a booking portal and a new owner could easily boost the turnover

DIRECTIONS

Proceed along the Promenade from Blackpool Town centre in a northerly direction and turn right into Wilton Parade where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

Sun lounge, dining room, private bathroom, office, kitchen and food preparation room. Private bedrooms.

LOWER GROUND FLOOR

Purpose built bar and lounge area, 2 x WCs, private double bedroom, utility room and freezer room.

FIRST AND SECOND FLOORS

These floors provide 12 en-suite bedrooms providing a range of accommodation to include twin, double and family rooms.

EXTERNALLY

To the rear of the property is a double garage facility, shed and rear yard area.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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