

BUSINESS FOR SALE

THE BROMLEY HOTEL
306 PROMENADE
BLACKPOOL
FY1 2EY

- LEASEHOLD HOTEL OVERLOOKING THE IRISH SEA
- 13 EN-SUITE BEDROOMS
- DECORATED AND FURNISHED TO A HIGH STANDARD
- PARKING AVAILABLE FOR ALL ROOMS
- EXCELLENT TRADING BUSINESS

INGOING PRICE: £85,000 + SAV

RENT: £14,000 PER ANNUM



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PROMENADE BLACKPOOL

DESCRIPTION

An excellent leasehold hotel occupying a first class position on North Promenade overlooking the Irish Sea. The hotel has 13 spacious en suite letting bedrooms decorated and furnished to a high standard. Attractive contemporary bar lounge and separate breakfast room. Parking available for all rooms. Ground floor owners accommodation provides a large lounge diner, kitchen, bathroom and 2 double bedrooms. Very high Trip Advisor and Booking.com ratings. Excellent trading business with the vendors confirming turnover levels are in the region of £82,000 operating on a B&B basis and very strong advance bookings. Remainder of a 10 year Full Repairing & Insuring lease from 19/5/2014 with a rent of £14,000 per annum. Viewings recommended to appreciate the quality on offer.

LOCATION

On North Promenade close to the Imperial Hotel and with easy access to the town centre and all attractions.

ACCOMMODATION

GROUND FLOOR: Vestibule entrance, spacious hall stairs and reception; modern contemporary bar lounge and sun lounge, fitted bar counter, suspended ceiling, laminated floor; super king zip & link en-suite letting bedroom; office; fitted kitchen; **Private Accommodation:** Lounge diner with access to rear; 2 double bedrooms and a bathroom on the first floor.

LOWER GROUND FLOOR: Breakfast room with central self-service breakfast bar; kitchen with double bowl stainless steel sink unit; fully equipped.

FIRST FLOOR: 4 en-suite letting bedrooms (king double, family, double zip & link, double).

SECOND FLOOR: 4 en-suite letting bedrooms (2 double zip & link; family; twin).

THIRD FLOOR: 4 en-suite letting bedrooms (2 super king zip & link, family, double).

EXTERIOR: Front parking for 9, rear parking for 6 plus private rear garden with decked area and lawn.

RATES

2017 RV: £11,000

BUSINESS

The hotel is very well equipped with all bedrooms having TV's, tea & coffee making facilities, hairdryers & free Wi-Fi. The vendors operate the business on a bed & breakfast basis with a minimum of a 2 night stay with tariffs from £70 to £110 per room. Regular repeat trade with the vendor confirming turnover levels are in the region of £82,000. Substantial advance booking for the 2019 season.

SERVICES

All mains services connected, part gas/electric heating. Super-fast Wi-Fi; front door magnetic key fob opening system; staff pager system; USB sockets to rooms.

EPC RATING: C

TENURE

Leasehold. 10 year lease from 19/5/2014. Full Repairing & Insuring term. Rent £14,000 per annum paid quarterly in advance.

VAT

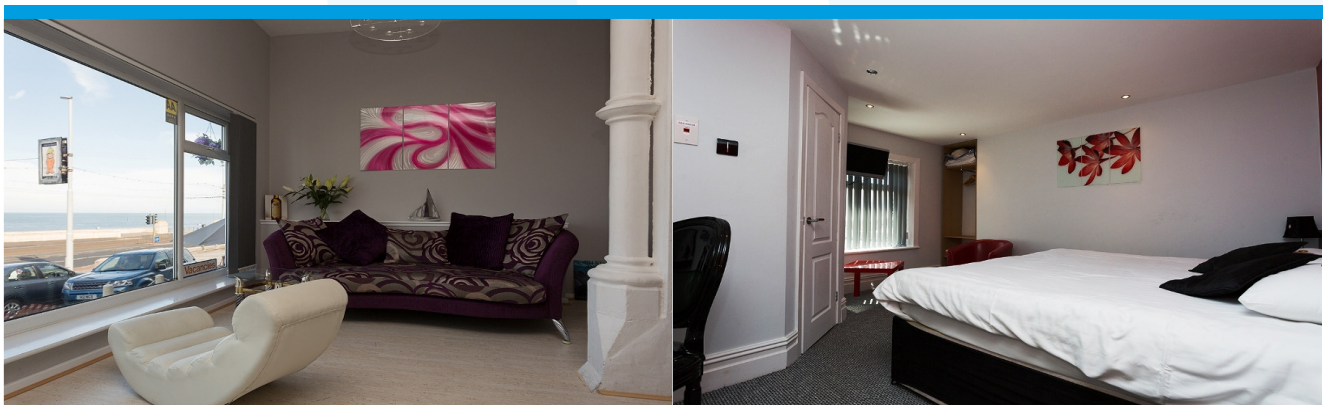
All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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