

FOR SALE

WEST VALE VILLA
54 READS AVENUE
BLACKPOOL
LANCASHIRE
FY1 4DE

- 15 BEDROOM LICENCED HOTEL
- 14 EN-SUITE & 1 WITH OWN FACILITIES
- CATERING FOR 34 GUESTS
- LOVELY ORDER THROUGHOUT
- TOWN CENTRE BLACKPOOL

PRICE: £269,000 **REDUCED**



Duxburys
Commercial

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READS AVENUE BLACKPOOL

DESCRIPTION

Duxburys Commercial are delighted to offer For Sale this beautifully appointed 15 bedroom Licensed hotel. The hotel is situated close to Blackpool's vibrant Town Centre and entertainments

ACCOMMODATION

GROUND FLOOR

Reception. Guest Lounge which is attractively decorated and has a pool table. Dining Room with suspended ceiling and seating 34 diners. Bar Lounge. The Bar is in timber. Lounge Area with bench style seating. Fitted Kitchen with tiled walls, range of catering equipment and utensils to cater for all guests.

Private Accommodation:

Hallway with built-in wardrobes. Lounge. Office. 3 Double Bedrooms. Bathroom with three piece suite comprising bath with shower over.

LOWER GROUND FLOOR

Cellar Area with Laundry Room Workshop and Storage Room.

FIRST FLOOR

5 Double Bedrooms - all En-Suite.
2 Family Bedrooms – both En-Suite.
1 Single Bedroom – Separate Toilet and Shower.

SECOND FLOOR

6 Double Bedrooms - all En-Suite.
1 Family Bedroom – En-Suite.

The Hotel is centrally heated and double glazed. All Letting Bedrooms have room refreshments, T.V's and clock radios.

EXTERIOR: To the front of the property there is a car park providing parking for 5 motor vehicles. Rear car providing parking for a further 6 motor vehicles.

BUSINESS

Accounts on application

EPC

To be confirmed

VAT

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

PLANNING DISCLAIMER

It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

VAT

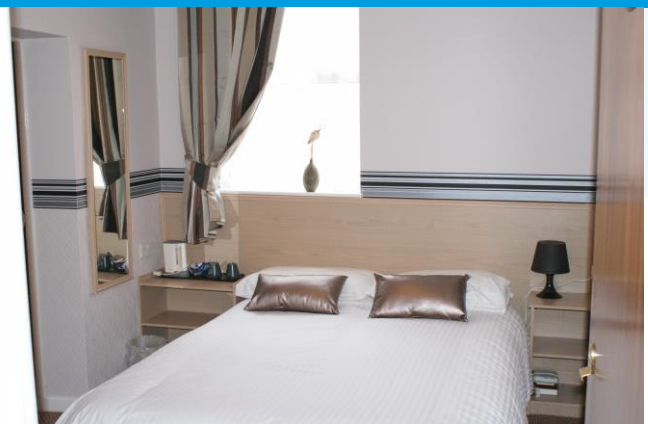
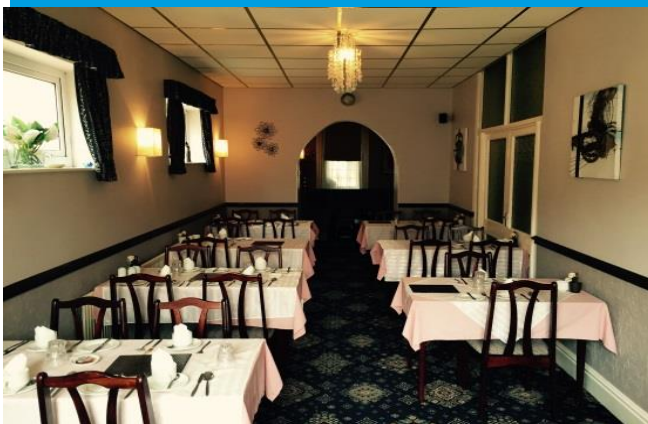
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VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

