

FOR SALE

BEECHES HOTEL
20 HULL ROAD
BLACKPOOL
FY1 4QB

- 9 BED LICENCED HOTEL ALL EN-SUITE
- CLOSE TO TOWN CENTRE, ENTERTAINMENTS & AMENITIES
- IN LOVELY ORDER THROUGHOUT
- 4 STAR VISIT ENGLAND ACCREDITED
- CATERING FOR 22 GUESTS
- STRONG TRADING ACCOUNTS
- 2 BED PRIVATE ACCOMMODATION
- VIEWING RECOMMENDED

FREEHOLD PRICE: £220,000 **REDUCED**

LEASEHOLD OPTION: INGOING £50,000 RENT: £12,000



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

HULL ROAD BLACKPOOL

DESCRIPTION

Duxburys Commercial are pleased to offer this 9 Bedroom Licensed Hotel for sale. This substantial 3 storey property is situated in the heart of Blackpool's vibrant Town Centre, being close to many entertainments, shops and amenities. The hotel benefits from having 4 Star Visit England accreditation and this is reflected in the very strong trading accounts. The private accommodation is beautifully appointed and this hotel needs to be viewed to be fully appreciated.

ACCOMMODATION

GROUND FLOOR

Open Plan Art Deco Bar Lounge and Dining Room which has seating for 24 Diners
Fitted Kitchen with a range of catering equipment and utensils to cater for all guests
Outhouse Laundry Area

LOWER GROUND FLOOR – Private Accommodation
Lounge, Master Bedroom with built-in robes
Bedroom with built-in robes
Bathroom comprising three piece suite and shower over bath, Store Room

FIRST FLOOR

2 Family Bedrooms – Both En-Suite
2 Double Bedrooms – Both En-Suite
1 Twin Bedroom – En-Suite, Toilet

SECOND FLOOR

1 Family Bedroom –En-Suite
3 Double Bedrooms – All En-Suite
Linen Cupboard

EXTERIOR

Paved garden area to the front. Yard to the rear

AGENTS NOTES

The hotel is centrally heated and has double glazing. All letting bedrooms have flat screen TV's with DVD players, mini fridges, safes and room refreshments. L2 Fire alarm installed and CCTV

BUSINESS

Accounts on Application

BUSINESS RATES

Rateable value: £4,850 (taken from the VOA website)

EPC

EPC rating: D

TENURE

Freehold or leasehold
Leasehold option: £50,000 Ingoing – 5 yr renewable FRI
Lease at a Rent of £12,000 pa. The Inventory on the Leasehold option remains in the ownership of the Landlord.

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.

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.



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 - (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 fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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 - (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.



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