

FOR SALE

ALEXANDRA ROAD
BLACKPOOL
LANCASHIRE
FY1 6BU

- 20 BED LIC HOTEL 16 FULL 4 PART E/S
- SEP PB 4 BED COACH-HOUSE PRIV ACCOM
- SEP SECURE CAR PARKING FOR 16
- OUTSTAND TRADING ACCTS £110,000+PA
- RETIREMENT SALE AFTER 25+ YEARS

PRICE £325,000 **reduced**



Duxburys
Commercial

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24 ALEXANDRA ROAD BLACKPOOL

DESCRIPTION

A quite uniquely styled property that offers all the necessary fundamentals to running a successful hotel business. En-suite rooms, parking, extensive private accommodation and immense trading accounts. The same owners have operated from here for over 25 years and the business is only offered for sale due to retirement.

ACCOMMODATION

LOWER GROUND FLOOR

2 Bedrooms for staff use, laundry room and store room.

GROUND FLOOR

Panelled entrance hallway to Dining room with laminated flooring arranged modestly for 48 guests, Kitchen extensively equipped with a range of catering equipment and utensils, Bar lounge with selection of pumps and optics, Utility room, Staff WC and store room.

FIRST FLOOR

Family suite with en suite facilities, 2 Family rooms with en-suite facilities, 2 double rooms with en-suite facilities, 1 twin room with en-suite facilities, 1 double and single room with WC.

SECOND FLOOR

1 Family room with en-suite facilities, 4 double rooms with en-suite facilities, 1 single room with en-suite facilities, 1 double and single room with WC, 2 double rooms with WC, 1 family room, 1 double and single room, Separate bathroom.

Each guest room has TV & tea & coffee facilities. The property has central heating & UPVC double glazing

EXTERIOR

A purpose built coach house which has been converted to 4 bedrooomed private accommodation. Extensive in size arranged as Lounge, Kitchen, Ground Floor Bedroom 1, Bathroom, 3 Bedrooms to the first floor.

Separate private car parking for 16 vehicles.

BUSINESS

In 2009 the business boasted a T/O of £113,000 PA – many years accounts are available

PRICE

£364,950 FREEHOLD

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

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