

# FOR SALE

**PEERLESS HOTEL  
33 DICKSON ROAD  
BLACKPOOL**



**Duxburys  
Commercial**



**PRICE : REDUCED TO £165,000  
\*\* WOULD CONSIDER A PART EXCHANGE \*\***

- 13 TRADING BEDROOMS
- FULL RESTAURANT LICENCE
- STRONG TRADING LOCATION
- 11 EN SUITE AND 2 STANDARD
- EXCELLENT OPPORTUNITY
- CLOSE TO THE TOWN CENTRE

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# DICKSON ROAD, BLACKPOOL

## DESCRIPTION

This spacious hotel occupies a strong trading location on Dickson Road. It is within walking distance of the town centre with its array of shopping facilities and tourist attractions. The train and bus station are also nearby with the hotel benefiting from passing pedestrian and vehicle trade.

This hotel is well worth internal inspection and offers 13 trading bedrooms. 11 of the bedrooms are en-suite. The property offers extensive accommodation set over five storeys to include private owner's space.

## ACCOMMODATION

**Lower Ground Floor:** Private: Lounge, one bedroom, Office area and Bathroom

**Ground Floor:** Entrance Hall, Bar and Lounge, Dining Room, L-shaped Kitchen and preparation space. Storeroom.

**First Floor:** Three En-suite Bedrooms Two Standards Bedrooms Three WC facilities Shower room

**Second Floor:** Five En-suite Bedrooms

**Third Floor:** Three En-suite Bedrooms

**Exterior:** Rear yard area

**Rates:** To be confirmed

## VAT:

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

## VIEWING ARRANGEMENTS:

Viewings are strictly by prior appointment only. Please contact Duxburys Commercial on 01253 316919.

## DISCLAIMER:

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