

FOR SALE

**WITHNELL ROAD
SOUTH SHORE
BLACKPOOL**



**Duxburys
Commercial**



PRICE: REDUCED TO £174,950

- LIC HOTEL 11 BEDROOMS (10 EN-S)
- RE-WIRED 2007 & L2 FIRE SYSTEM
- GENEROUS SIZED EN-SUITES
- EXT 2 BEDROOM PRIVATE ACCOM
- NR PLEASURE BEACH/PROM/SHOPS
- VIEWING RECOMMENDED

WITHNELL ROAD, BLACKPOOL

DESCRIPTION

Situated in the well known South Shore trading location of Withnell Road this hotel will prove popular for guests who wish to be located close to the Pleasure Beach/Promenade/Shops and local amenities. The property highlights include the very generously sized en-suites, the substantial bar lounge and extensive 2 bedroom private accommodation.

GROUND FLOOR:

Bar Lounge

Attractive canopied entrance leading to hallway, sun lounge and is substantial bar lounge with perimeter upholstered seating. The bar is equipped with a range of pumps and optics.

Diningroom/Kitchen – we are informed that the diningroom is presently equipped and arranged with seating for 31 guests. The kitchen is equipped with a range of catering equipment and utensils.

Utility room – The utility room currently houses the white goods.

Private Lounge with laminated flooring.

LOWER GROUND FLOOR PRIVATE

2 double bedroom – bathroom/wd with Jacuzzi bath, laundry/store room

FIRST FLOOR

3 family bedrooms en-suite

1 double bedroom en-suite

1 double room standard

Landing/wc

SECOND FLOOR

5 double bedrooms en-suite

1 twin bedroom en-suite

Landing Shower

SERVICES

Each guest room has tv's, tea and coffee facilities.

The hotel has double glazing and electric room heaters

BUSINESS

We are informed accounting information will be made available upon viewing.

EXTERIOR

Rear parking for 1 motor vehicles – plus agreement with a nearby property to utilise an additional 5 spaces

Viewing:

Strictly by prior arrangement through our office.

Disclaimer:

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