

FOR SALE

ST IVES HOTEL
10 KING GEORGE AVENUE
BLACKPOOL
FY2 9SN



**Duxburys
Commercial**



PRICE: £195,000

- 9 BEDROOMS (5 EN-SUITE)
- 3 STAR RATED
- PRIVATE 3 BEDROOM ACCOM
- GARAGE & PARKING FOR 2 CARS
- ILL HEALTH FORCES
- VIEWING RECOMMENDED

ST IVES HOTEL, 10 KING GEORGE AVENUE, BLACKPOOL

DESCRIPTION

Duxburys are pleased to offer this 9 Bedroom Guest House For Sale which is situated close to the prestigious Queens Promenade in North Shore, Blackpool.

The Guest House caters for 24 guests and benefits from having many of its original features.

Ground Floor

Guest Lounge.

Dining Room with seating for 26 diners.
Galley Style Fitted Kitchen with a range of catering equipment and utensils to cater for all guests.
Separate Cooking Area.

Private Accommodation:

Lounge.
Master Bedroom with Shower and Toilet.
2 Bedrooms.

First Floor

3 Double Bedrooms.
2 Family Bedrooms – both En-Suite.
Bathroom comprising three piece suite.
Toilet.

Second Floor

2 Family Bedrooms – both En-Suite.
2 Double Bedrooms – 1 En-Suite.

The Guest House has central heating and is majority double glazed.
All letting Bedrooms have room refreshments and TV's.

EXTERIOR: Paved garden area to the front of the property. Rear paved garden area with garage and parking for 2 motor vehicles.

BUSINESS: We are informed trading accounts show a turnover in the region of £20,000 based on very limited trading due to ill health.

TENURE: Freehold

Viewing:

Strictly by prior arrangement through our office.

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.