

FOR SALE

SANDPIPER
20 WITHNELL ROAD
SOUTH SHORE
BLACKPOOL
FY4 1HF



**Duxburys
Commercial**



PRICE: £159,950

- SEMI-DET 3 STOREY PROPERTY
- 12 BEDROOMS (8 EN-SUITE)
- EQUIPPED TO CATER FOR 25
- PARKING FOR 6 CARS
- 2 PRIVATE ROOMS
- PRICED TO SELL. VIEW REC

SANDPIPER 20 WITHNELL ROAD, BLACKPOOL

DESCRIPTION

Semi-detached 3 storey property situated immediately off the Promenade in South Shore

Popular holiday area close to the Pleasure Beach, Sandcastle complex and all attractions

12 bedrooms including 8 en suite and a 2 room suite, all with tv's, tea/coffee makers and electric heaters

Equipped to cater for 25 guests plus parking for 6 cars

2 private room plus shower and wc

Priced to sell, with viewing recommended

On the northerly frontage of Withnell Road which is immediately off the Promenade in South Shore.

ACCOMMODATION

Ground Floor Vestibule entrance hall; bar lounge with boarded floor, upholstered seating and pool table; dining room with 22 covers; fully equipped kitchen;

Lower Ground Floor Large bedroom or lounge; wc and wash hand basin; double bedroom; shower and wash hand basin; large utility room;

First Floor 6 bedrooms (1 single, 1 family en suite, 1 double, 1 double en suite, 2 room suite – comprising double room & bunks room with bathroom); shower/wc;

Second Floor

6 en-suite bedrooms, 5 double & 1 twin. Linen store.

EXTERIOR

Parking for 5 cars plus shared space for 1 car with next door

The business is fully equipped to cater for 25 guests and a full inventory of the furnishings and equipment will be prepared by Kays prior to exchange of contracts. The vendors confirm the turnover is in the region of £28/30,000 based on seasonal Bed & Breakfast trade with tariffs ranging from £18 to £25. Scope to develop further if required.

SERVICES

All mains services connected plus gas central heating to private accommodation, storage heaters to landings and electric heaters to bedrooms. L2 alarm installed (2009).

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.