

FOR SALE

THE ROYALE
18 REGENT ROAD
CENTRAL
BLACKPOOL
FY1 4LY



**Duxburys
Commercial**



PRICE: REDUCED TO £139,950

- MID TERRACED 3 STOREY G'HOUSE
- 8 EN-SUITE BEDROOMS
- CLEAN & WELL PRESENTED
- REAR PARKING SPACE
- PRIVATE LNGE, DBLE BEDRM EN-S
- VIEWING RECOMMENDED

THE ROYALE 18 REGENT ROAD, BLACKPOOL

DESCRIPTION

Mid terraced 3 storey Guest House located adjacent to the Town Centre close to shops and all attractions

8 en suite bedrooms with televisions, tea and coffee making facilities, central heating and equipped for 16 guests

Private sitting room, double bedroom with en suite shower and wc plus rear parking space

The property benefits from central heating, double glazing to front elevation, L2 fire alarm and rewired 2006

A clean and well presented Guest House with viewing recommended

LOCATION

On the Easterly frontage of Regent Road which is on the edge of the Town Centre close to all attractions.

Ground Floor:

Vestibule entrance, dining room with 16 covers open plan to bar lounge with upholstered seating and fitted bar counter, private sitting room, kitchen, freezer store, utility room.

Lower Ground Floor:

Shower/wc, private bedroom

First Floor:

5 en-suite bedrooms (2 double , 1 twin, 1 bunk, 1 single with shower only) wc.,

Second Floor:

3 en-suite bedrooms (1 family, 2 double)

Exterior

Small yard to rear and parking for 1 car to forecourt.

BUSINESS

The business is fully equipped to cater for 16 guests and a full inventory of the furniture and equipment will be prepared by Kays prior to exchange of contracts. The business turnover is in the region of £15/16,000, with tariffs ranging from £18 to £25 per person on a Bed & Breakfast basis. Further accounts will be made available after viewing.

SERVICES

All mains services connected plus full central heating, double glazing to front elevation, rewired 2006 and L2 alarm.

TENURE

Freehold

Viewing:

Strictly by prior arrangement through our office.

Disclaimer:

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