

FOR SALE

**TUDOR ROSE
37 WOODFIELD ROAD
BLACKPOOL
FY1 6AX**



**Duxburys
Commercial**



PRICE: £199,500

- LIC 9 BEDS (8 EN-SUITE)
- LOVELY ORDER THROUGHOUT
- 3 STAR VISIT BRITAIN ACCREDITED
- CATERS FOR 21 GUESTS
- STRONG TRADING ACCOUNTS
- PRIVATE ACCOM. VIEW REC.

TUDOR HOUSE 37 WOODFIELD ROAD BLACKPOOL

DESCRIPTION: Duxburys are delighted to offer this 9 bedroom licensed hotel for sale. The hotel is situated within close proximity of Blackpool's Promenade benefiting from being in between Pleasure Beach and Town Centre.

Ground Floor

TV Lounge with leather seating.
Open Plan Bar Lounge and Dining Room with suspended ceiling and uplighting to walls.
Dining Room with seating for 24 diners.
Fitted Kitchen with suspended ceiling and a range of equipment and utensils to cater for guests.
Utility Room.

Private Accommodation

Lounge.
Master Bedroom with wood effect flooring.
Bathroom comprising three piece suite with shower over bath.

First Floor

1 Family Bedroom – En-Suite.
2 Double Bedrooms – both En-Suite.
2 Single Bedrooms – 1 En-Suite and 1 with own Shower and Toilet.
Boiler Room.

Second Floor

1 Family Suite comprising Double Bedroom and Twin Bedroom – En-Suite.
1 Family Bedroom – En-Suite.
1 Double Bedroom – En-Suite.
1 Twin Bedroom – En-Suite.

EXTERIOR: Paved area to the front with seating for guests. Yard to the rear with parking for 1 motor vehicle.

AGENTS NOTES: The hotel is centrally heated and has double glazing. All letting bedrooms have Freeview TV's and room refreshments. New boiler installed in 2008. L2 Fire Alarm also installed.

BUSINESS: Turnover for year end 30th September 2009 is £36,426.

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.