

FOR SALE

THE HATTON HOTEL
10 BANKS STREET
NORTH CENTRAL
BLAKPOOL
FY1 1RN



**Duxburys
Commercial**



PRICE: £199,500 FOR QUICK SALE

- **SUBSTANTIAL 4 STOREY PROP**
- **12 EN-S LETTING BEDROOMS**
- **SPACIOUS OWNERS ACCOM**
- **CATERS FOR 29 GUESTS**
- **RELUCTANT SALE**
- **VIEWING RECOMMENDED**

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THE HATTON HOTEL 10 BANKS STREET, NORTH CENTRAL

Substantial 4 storey corner property located immediately off the Promenade.

Popular position adjacent to the town centre, Rail/bus station, shops and all amenities.

Quality hotel providing 12 en-suite bedrooms, fully equipped to cater for 29 guests.

All rooms have digital television/DVD, heaters, drinks facilities, double glazing and fully tiled en suites

Spacious owners accommodation with lounge, 3 bedrooms, bathroom and additional attic bedroom

The present owners have operated the business since 2000 and are reluctantly selling due to ill health

English Tourist Council 3 star accredited supporting the high standards. Viewing recommended

LOCATION

On the north westerly corner of Banks Street and General Street, immediately off the Promenade, adjacent to the town centre.

Ground Floor Vestibule entrance hall, reception; games room; bar lounge with upholstered seating and fitted bar counter through to dining room with 30 covers, central feature fireplace; still room and back reception; kitchen with fitted base units; utility with tiled floor, covered store room.

Basement

Private Accommodation: Office/bedroom, double bedroom, lounge, bedroom, bathroom with wc and wash hand basin, passage with fitted wardrobes and storage space.

First Floor 6 en suite bedrooms (3 double, 2 family, 1 twin); separate wc; tank room;

Second Floor 6 en suite bedrooms (2 double, 2 family, 1 twin, 1 single);

Attic Private room.

Exterior Access to rear alley; rented garage.

BUSINESS

The business is fully equipped to cater for 29 guests, equipment includes still, 8 burner gas cooker and double oven, 8 pan Bain Marie, grill, double Silex contact grill, fridge, freezer, etc. A full inventory will be prepared by prior to exchange of contracts. The vendor confirms the turnover levels are in the region of £35,000 based on limited seasonal openings only due to ill health. Potential turnover £50,000+.

SERVICES

All mains services connected plus central heating to ground floor, basement and public areas, electric heaters to bedrooms, double glazing, L2 fire alarm installed June 2008.

TENURE

Freehold

Viewing:

Strictly by prior arrangement through our office.

Disclaimer:

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