

# FOR SALE

WILMAR GUESTHOUSE  
42 OSBORNE ROAD  
SOUTH SHORE  
BLACKPOOL  
FY4 1HQ



**Duxburys  
Commercial**



**PRICE: £175,000**

- MID TERR 3 STOREY PREMISES
- 7 BEDROOMS (6 EN-S & 1 OWN FAC)
- 3 STAR AA
- PRIVATE LNGE, 1 POSSIBLY 2 BEDS
- CATERS FOR 15 GUESTS
- VIEWING RECOMMENDED

# WILMAR GUESTHOUSE, 42 OSBORNE ROAD, BLACKPOOL

**Mid terraced 3 storey property located close to the Promenade, Pleasure Beach, Sandcastle and all attractions**

**7 bedrooms including 6 en suite and 1 with its own facilities, equipped to cater for 15 guests**

**All rooms have televisions, tea and coffee making facilities and central heating plus DVD players to family and double rooms**

**Private lounge, 1 possibly 2 bedrooms, shower and wc**

**3 Star AA accredited, viewing recommended**

## **LOCATION**

On the Northerly frontage of Osborne Road which runs off the Promenade close to South Pier.

## **ACCOMMODATION**

**Ground Floor** Lounge; dining room with bar counter and double doors to rear smoking area; kitchen with fitted wall units.

**Lower Ground Floor** *Private Accommodation:* Store; double bedroom; shower and wc; store/2<sup>nd</sup> bedroom.

**First Floor** 4 bedrooms (2 double en suite, 1 twin en suite, 1 single with shower/wc off landing);

**Second Floor** 3 en suite bedrooms (2 double, 1 double plus bunks).

**Exterior** Rear smoking area and garden, utility/store and store.

## **BUSINESS**

The business is fully equipped to cater for 15 guests and includes 5 burner cooker, dishwasher, 6 bank toaster, fridge freezer, etc. A full inventory will be prepared prior to exchange of contracts. The vendor confirms the turnover levels are in the region of £29/30,000 on a Bed and Breakfast basis. Full accounts will be made available to interested parties after viewing.

## **SERVICES**

All mains services connected plus central heating boiler installed 2008 and new beds 2010.

## **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.