

FOR SALE

**DORIC HOUSE
6 COOP STREET
BLACKPOOL**



**Duxburys
Commercial**



PRICE: £169,950

- LICENSED 8 BEDS (5 EN-SUITE)
- IN LOVELY ORDER THROUGHOUT
- RECENTLY REFURBISHED
- CATERS FOR 30 GUESTS
- PRIVATE ACCOMMODATION
- VIEWING RECOMMENDED

DORIC HOUSE, 6 COOP STREET

DESCRIPTION: Duxburys are pleased to offer this 8 bedroom licensed hotel for sale. The hotel has recently undergone an extensive refurbishment and needs to be viewed to be fully appreciated.

Ground Floor

Open Plan stylish Bar Lounge and Dining Room.
The Bar Area has concealed lighting and the Dining Room has seating for 20 diners.
WC.

Private Accommodation

Lounge.
Fitted Kitchen with a range of catering equipment and utensils to cater for all guests.
Utility Room.
Bathroom comprising four piece suite.
Master Bedroom.

First Floor

1 Family Suite comprising 2 double bedrooms, shower and toilet.
2 Family Bedrooms – 1 En-Suite.
1 Double Bedroom – En-Suite.

Second Floor

1 Family Bedroom.
3 Double Bedrooms – 2 En-Suite.
Shower and Toilet.
Shower Room.

EXTERIOR: Yard to rear with outbuilding used for storage.

AGENTS NOTES: All letting bedrooms have TV's and room refreshments. The hotel is centrally heated and has double glazing. L2 fire alarm is installed.

BUSINESS: We are informed that trading accounts for the year end 2009 will show a turnover in the region of £36,500.

TENURE: Freehold.

Viewing:
Strictly by prior arrangement through our office.

Disclaimer:
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