

# FOR SALE

LINDUM  
33 HULL ROAD  
CENTRAL  
BLACKPOOL



**Duxburys  
Commercial**



**PRICE: £175,000**

- 10 EN-SUITE BEDROOMS
- OWNERS LNGE, DBLE BEDRM EN-S
- L2 FIRE ALARM, NEW ROOF 2007
- CENTRAL HTG, DOUBLE GLAZING
- CATERS FOR 27 GUESTS
- OWNERS RETIRING

# LINDUM HOTEL 33 HULL ROAD, BLACKPOOL

Mid terraced 3 storey property located in central Blackpool adjacent to the Town Centre and all attractions

10 en suite bedrooms with Freeview TV's, tea/coffee making facilities, central heating and double glazing. Equipped to cater for 27 guests

Owners lounge and double bedroom with en suite bathroom

L2 Fire Alarm, full central heating and double glazing, new roof 2007

Owners retiring having operated the Hotel since 1989

## **Ground Floor**

Vestibule entrance, wc, dining room with 27 covers and corner bar lounge, galley kitchen with modern fitted wall and base units and double bowl stainless steel sink unit, large private lounge and office.

## **Lower Ground Floor**

Double Bedroom with en-suite bathroom, storage

## **First Floor**

5 en-suite bedrooms (2 double, 1 family, 1 twin, 1 triple)

## **Second Floor**

5 en-suite bedrooms (2 double, 2 family, 1 triple)

**Exterior** Covered utility and storage.

## **BUSINESS**

The business is equipped for 27 guests including 6 bank toaster, 5 burner commercial cooker; hot cupboard, microwave, commercial dishwasher, grill, water boiler, etc. A full inventory will be prepared by Kays prior to exchange of contracts. The vendors have operated the business since 1989 catering for families and couples.

Turnover 2010 £36,000

## **SERVICES**

All mains services connected plus gas central heating, double glazing, L2 fire alarm

## **Viewing:**

Strictly by prior arrangement through our office.

## **Disclaimer:**

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