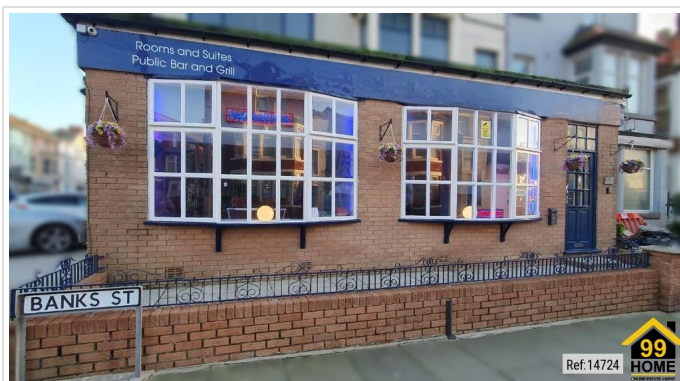


19 Bed Leisure Facility In 41-43 Banks Street , Blackpool, FY1 2AR £352,000





SHORT DESCRIPTION

Property Ref: 14724 19 bedroomed Hotel and Licenced Public Bar Versatile and Well-Established Hospitality Property in a prime location This property is located in a very sought after area on the corner of Lord St and Banks St in the heart of the council designated "Be Who You Want To Be" quarter very close to Blackpool north Station and the new Talbot Gateway regeneration scheme a £350 million project, led by Blackpool Council to transform the town particularly the area around Blackpool North train station This property offers a range of accommodation options, 7 of the rooms are en-suite with various room configurations including single, double, triple and quad rooms, as well as a spacious 8-person apartment. Ideally located just a short walk from Blackpool North Station and close to the town's vibrant nightlife, the business benefits from strong, consistent year-round trade. Owners accommodation with access to rear flat roof area Sought-after off-street parking on the side of the building for 9 vehicles, plus an additional space in the rear yard Fully equipped commercial kitchen with a 5-star FSA hygiene rating Well-presented public bar with beer pumps, bottle fridges, neon signage, sound system and a dedicated off street bar entrance and outside seating area. Entertainment amenities including small stage, pool table, fruit machines, and vending machines All the guest rooms have matching TVs, furnishings, and carpets throughout the property 24 camera CCTV system and full L2 fire alarm The business is fully operational and ready to trade from day one, with all fixtures, fittings, and equipment included in the sale. There is also significant potential to further develop bar, food, and entertainment offerings for both guests and the public. Owned and successfully operated by the current vendor since 2006, the property is now offered for sale due to retirement. A full handover and training period can be provided to ensure a smooth transition if that is required by the purchaser. Accounts showing over £180,000 invested in renovations and improvements between 2022 and 2024 Viewings will be conducted by the owner. Property Type: Leisure Facility Full selling price: £352000.00 Pricing Options: Offers in the region of Tenure: Freehold EPC rating: D Measurement: 5059.04 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Roof Terrace Parking: Allocated, Driveway, Private, Residents, Off street Heating Type: Gas Central Heating, Electric Heating, Gas Chain Sale or Chain Free: Chain Free Possession of the property: Self-Occupied.

19

Bed Room(s)

9

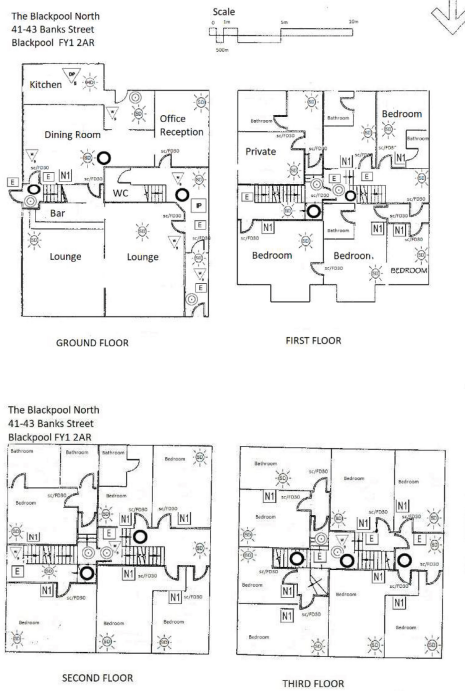
Bath Room(s)

4

Living Room(s)

FLOOR PLAN

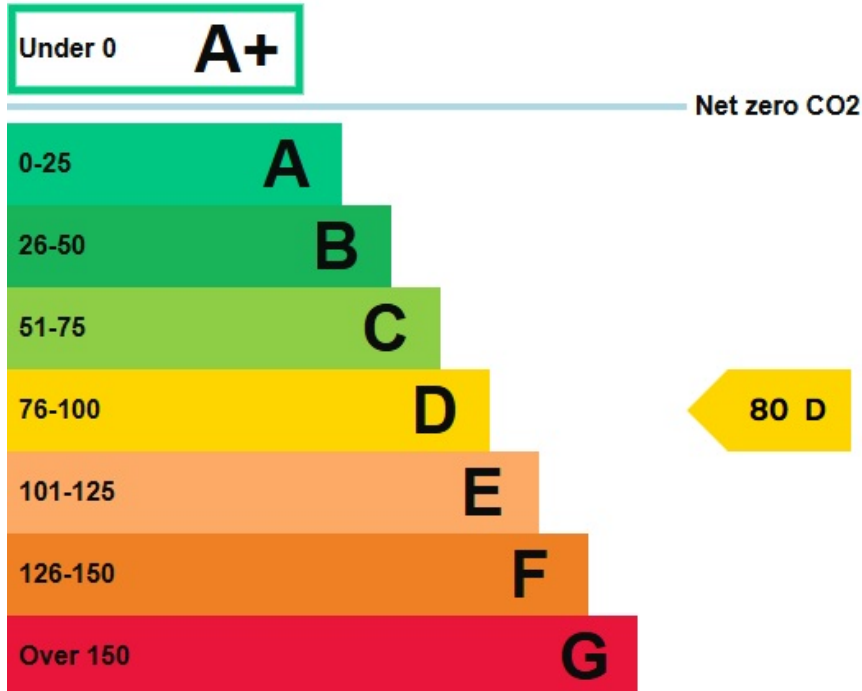
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

This property's energy rating is **D**.



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