



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

This Deceptively Spacious Well Presented Double Stone Faced Hotel Located In South Shore Close To The Promenade And All Amenities.18 Letting Bedrooms With 8 Full En Suite And 4 With En Suite Wcs. Equipped To Cater For 40 Guests. Also Private Accommodation Includes Lounge, 2 Double Bedrooms, Bathroom And Conservatory, Parking For 6 Cars

**New Edmund Hotel
34- 36 Woodfield Road
Blackpool
Lancashire
FY1 6AX**

Asking Price: £220,000 (Open To Offers)



18 Bedrooms, 4 Reception Rooms, 13 Bathrooms

- Oil Fired Central Heating To All Rooms
- Well Maintained And Equipped Throughout
- Caters For 40 Guests
- Ample Parking For Six Cars
- Includes Private Family Accommodation
- Close To Promenade And All Amenities

On the Northerly frontage of Woodfield Road which is off the Promenade between Central and South Pier. This double stone faced Hotel is located in South Shore close to the Promenade and all amenities. 18 letting bedrooms with 8 full en suite and 4 with en suite wcs Equipped to cater for 40 guests with TV's, tea and coffee making facilities, hair dryers and central heating to all rooms. Private lounge, 2 double bedrooms, bathroom and conservatory, parking for 6 cars

The vendor is prepared to offer a contract to the hotel for 12 driving school students Monday to Friday all year round with an income of £1,000 + a week and then potential for weekend holiday trade.

BUSINESS

The business is equipped and trading for 40 guests including 6 burner cooker, hot cupboard, grill, fridge, freezers, etc. A full inventory will be prepared prior to exchange of contracts.

Accommodation Comprises:

GROUND FLOOR

Vestibule entrance hall, reception and office; bar lounge and dining room with boarded floor; modern fitted kitchen with tiled floor stainless steel sink unit; residents lounge with upholstered seating, pool table, fruit machine; theory/computer room; double ensuite letting bedroom;

Private Accommodation: Sitting room; bathroom with corner Jacuzzi bath and over bath shower; 2 double bedrooms; conservatory.





FIRST FLOOR

7 bedrooms (2 double en suite, 2 family en suite, 2 family wc en suite, 1 double wc en suite);store; wc; shower and wc; laundry room

SECOND FLOOR

10 bedrooms (5 standard double, 1 standard family, 2 family en suite, 1 double en suite, 1 double wc en suite); shower and wc.

OUTSIDE

Forecourt parking for 5 cars, rear parking for 1 car, 2 timber stores.

The present owners have a driving school business which accommodates 12 students Monday to Friday all year round at ,17.50 per person on a Bed & Breakfast basis. They are prepared to offer a contract to the Hotel for the business to continue providing excellent scope with the holiday weekend trade.

FOR FURTHER DETAILS CONTACT A&S Property Sales

07729262655

07773060036

www.aspropertysales.com

email:sales@aspropertysales.com

Disclaimer: Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.