

Hotel in FY8

Derbe Road, Lancashire, Lytham St. Annes, Lancashire, FY8 1NJ

£250,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Close to Promenade and St Annes Square
- Substantial Semi Detached
- Excellent Potential to Increase
- Currently Catering for 20/22
- Car Parking for 4 Motor Vehicles

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

Property features

· 7 Bedroom Licensed Bed and Breakfast – All En-Suite

· St Annes on Sea, Lancashire

· Highly Desirable Location

· Busy All Year-Round Trading

· In Excellent Order Throughout

· 2/3-Bedroom Owners Accommodation

· Reputable Licensed Guesthouse

· Strong Online Presence

· Huge Potential to Increase Income

· Viewing Highly Recommended

- 4 large family rooms (double bed and a single bed) and 2 single rooms and 1 small single room.

- Resident lounge/Bar - Restaurant / Breakfast area. Seats 20-22 people Owners living accommodation on Ground Floor - Lounge and Kitchen 1 double bedroom, - 2 single bedroom - Utility room and family bathroom Car park to the front providing car parking for 4 motor vehicles. Unrestricted on-street parking. Rear Yard area with 2 sheds. The property has retained many of its original Victorian features and viewing is highly recommended.

Hotel in FY8

We are delighted to offer this Licensed Bed and Breakfast for sale. This substantial 2 floor property is situated in the highly desirable location of Derbe Rd, St Annes on Sea, Lancashire. This prime position offers some rooms with sea views and just 40 yards from the prestigious Promenade and a short walk to rock gardens as well as St Annes Pier, Beach and vibrant Town Centre, with its abundance of shops, various bars, exceptional cafes and variety of Restaurants. The Royal Lytham Golf Course is only a ten-minute walk away, and 3 other Golf courses are within easy reach. The Guesthouse is not far from the bus route to Blackpool, Lytham, Preston and we have the added convenience of motorway links being close by. The property has huge scope to increase sales further. It currently operates on a bed and breakfast basis. This Guesthouse attracts various travellers, and regular business travellers, and reliable repeat customers with both praised reviews and esteemed accolades. This beautifully appointed establishment really needs to be viewed to be fully appreciated

All letting bedrooms have flat screen TVs and room refreshments. The property is centrally heated and has double glazing. The sale includes the good will of the business as well as most fixtures and fittings.

We do not pay business rates due to small business rate relief, and this has been the case for the last 10 years.

EPC rating C

Accounts on application

The property has retained many of its original features and viewing is highly recommended.

Price: Starting Bid £250,000

Property Type: Hotel

Business Type: Residential Investments

Parking: Allocated

Description

A 7 Bedroom Licensed Guest House - All En-Suite

Location

Close to Promenade and St Annes Square.

Tenure

Freehold - Title Number ; LA668870



EPC

This property's energy rating is C.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Derbe Road, Lancashire, Lytham St. Annes, Lancashire, FY8 1NJ

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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