

# FOR SALE

THE WALFORD HOTEL  
45 ALBERT ROAD  
BLACKPOOL  
LANCASHIRE  
FY1 4TA

- LICENCED 26 BEDS (22 EN-SUITE)
- EXT PRIVATE 3 BED ACCOMMODATION
- STRONG TRADING LOCATION
- OPPOSITE DEBENHAMS/HOUNDS HILL SHOPPING CENTRE
- INTERNAL VIEWINGS RECOMMENDED

ASKING PRICE: £395,000



**Duxburys**  
Commercial

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# 45 ALBERT ROAD BLACKPOOL

## DESCRIPTION

Duxburys Commercial is pleased to confirm the opportunity to purchase this hotel that occupies a prime trading location on Albert Road.

The hotel is located opposite the Debenhams / Hounds Hill shopping centre and is within close proximity to major tourist attractions and the town centre. Its location allows the opportunity for all year round trading.

The hotel boasts 26 bedrooms with (22 en-suite). The trading bedroom accommodation is set over three floors with reception and private accommodation to the ground and lower ground floor.

## ACCOMMODATION

### Accommodation:

#### Lower Ground Floor:

##### Private:

Spacious lounge with feature fireplace

Master bedroom (L shaped) with UPVC double glazed door providing access to the rear

Double bedroom with en-suite bathroom and access through to an additional double bedroom with dressing area

Double bedroom divided into two separate areas.

Storage room

Family bathroom

Landry room

#### Ground Floor:

Reception, Bar & Lounge area, Lounge, Inner hall, Dining room with 65 covers.

##### Private:

Lounge, Inner hall, Kitchen, rear kitchen/utility room. Side entrance access to rear yard

Private Bedroom/store room

#### First Floor:

Room 1 – Triple en-s

Room 17 – Double en-s

Room 3 – Double en-s

Room 18 – Double en-s

Room 4 – Double en-s

Room 19 – Double x 2en-s

Room 5 – Triple en-s

Room 20 – Triple en-s

Room 6 – Double

Room 21 – Double

#### Second Floor:

Room 7 – Triple en-s

Room 22 – Triple en-s

Room 9 – Double en-s

Room 24 – Double en-s

Room 10 – Double x 2en-s

Room 25 – Doubles x 2en-s

Room 11 – Double x 2en-s

Room 26 – Triple en-s

Room 12 – Double

Room 27 – Double

#### Third Floor:

Room 14 – Triple en-suite

Room 28 – Double en-s

Room 15 – Double en-s

Room 29 – Double en-s

Room 16 – Double en-s

Room 30 – Triple en-s

## DIRECTIONS

Proceed northwards along Central Drive turning right into Albert Road. The hotel can be found on the right hand side opposite the Debenhams / Hounds Hill shopping centre.

## RATES

Rateable Value – £16,000 (taken from VOA web site 3/3/3009)

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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