

FOR SALE

THE CANASTA HOTEL
288-290 PROMENADE
BLACKPOOL
LANCASHIRE
FY1 2EY

- SUBSTANTIAL 30 BEDROOM HOTEL
- LOCATED IN NORTH SHORE, BLACKPOOL
- CAR PARKING FOR APPROX. 20 VEHICLES
- ALL ROOMS EN-SUITE
- PART EX WITH RESIDENTIAL PROPERTY MAY BE CONSIDERED

ASKING PRICE: £435,000

REDUCED



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

288-290 PROMENADE, BLACKPOOL

LOCATION

This property is located on the Promenade in the sought after area of North Shore. Situated approximately 0.5 mile away from Blackpool Town Centre, it is just a short walk to the shopping areas and tourist attractions. Pleasant Street Tram stop is also located across the road, should you wish to venture north towards Bispham, Cleveleys or Fleetwood or south towards Starr Gate. For guests travelling to the hotel by train, Blackpool North Train Station is also approximately 0.5 mile away.

DESCRIPTION

Duxburys Commercial are pleased to offer for sale this substantial 30-bedroom hotel located in the sought-after North Shore area of Blackpool Promenade. Offering fantastic views of the Irish Sea, the accommodation spans over 5 floors and comprises of a sun lounge, dining room, bar and fully fitted commercial kitchen. The hotel also benefits from a lift, and car parking for approximately 20 vehicles (18 to the front and 2 to the rear). The hotel is in very good order throughout and offers a buyer the perfect opportunity to take over a fully operational and ready-made business. The current owner purchased the hotel as two separate buildings and developed into one large property. The buildings still retain their own separate utilities so there is potential to convert back to two properties.

ACCOMMODATION

Ground Floor

Sun Lounge
Dining Room
Bar

South Side (side with lift)

1st floor

4 x double en-suites
1 x family 3 en-suite
1 x Seaside Suite

2nd floor

5 x double en-suites
1 x double en-suite
1 x family 3 en-suite

3rd floor

1 x family 3 en-suite
1 x double en-suite
1 x family 3 en-suite

North Side (no lift access)

1st floor

3 x double en-suites
2 x family 3 en-suite
1 x double en-suite
1 x family 4 en-suite

2nd floor

3 x double en-suites
2 x family 3 en-suite
1 x double en-suite
1 x family 4 en-suite

Attic

Basement

Private Accommodation

North side: Lounge, bedroom and bathroom

South side: Lounge, bedroom, box room, shower room

RATEABLE VALUE

RV: £27,000

This is not the amount you pay but the amount used to calculate the rates payable. Rates to be confirmed.

EPC

EPC rating: C

ACCOUNTS

Accounts are available following a meeting with the seller

TENURE

The property is registered on two titles; both titles are freehold. Title numbers are LA534780 (288) and LA447432 (290)

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 or contact Hayley at hayley@duxburyscommercial.co.uk

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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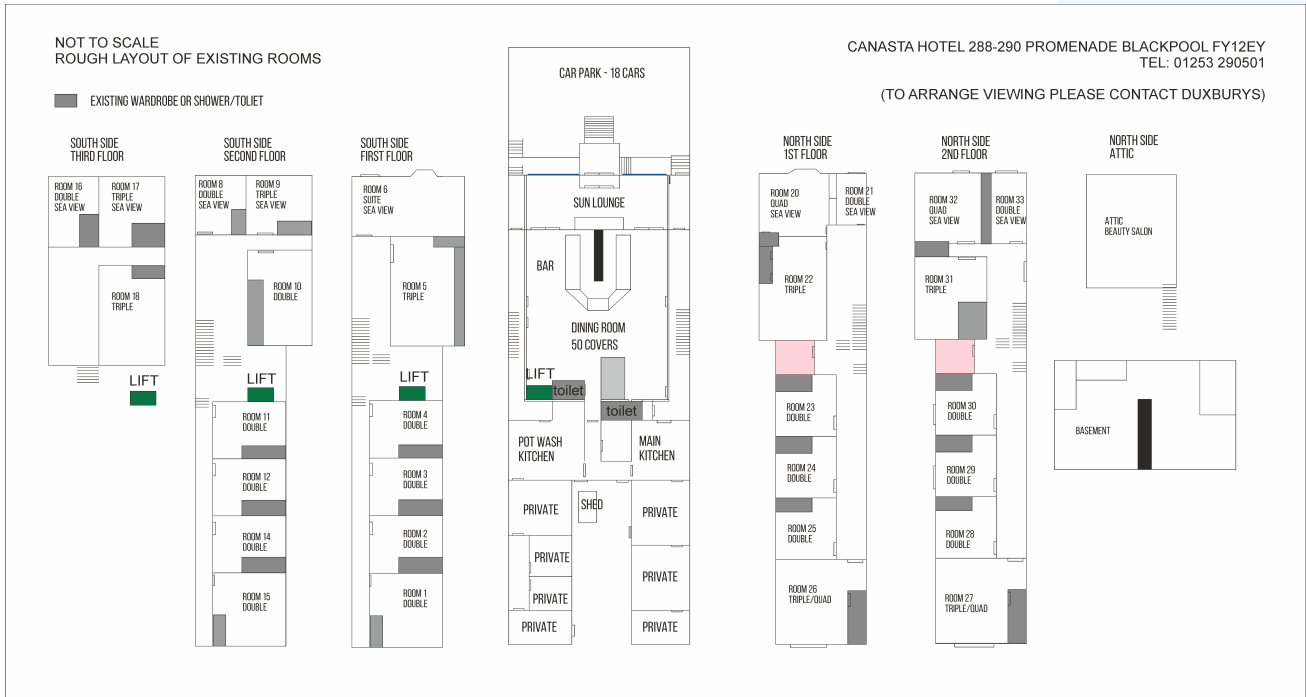
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Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



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