# **FOR SALE**

SURREY HOUSE (HOTEL) NORTHUMBERLAND AVENUE BLACKPOOL LANCASHIRE FY2 9SB

- NINE BEDROOM HOTEL
- SOUGHT AFTER AND CONVENIENT LOCATION
- UPGRADED & DECORATED TO A HIGH STANDARD
- WEALTH OF CHARM & CHARACTER
- ACCOUNTS AVAILABLE
- INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED

### **ASKING PRICE: OFFERS OVER £300,000**





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## NORTHUMBERLAND AVE, BLACKPOOL

#### LOCATION

This hotel occupies a sought after location in north Blackpool. It is close to local shops and amenities. The promenade allows ease of access into Blackpool town centre and towards Bispham and Cleveleys.

#### DESCRIPTION

This hotel must be viewed internally to be appreciated and comprises:

- Nine trading bedrooms all of which are en-suite
- 4 star gold accredited
- The property has been extensively upgraded by the current owners and is impressive internally and externally
- There is off road car parking to the rear, a double sized garage and rear garden
- Extensive ground floor accommodation
- Private Lounge, two bedrooms and shower room
- Phase 3 electrics and updated electrics
- Owned by present owners for 18 years

#### ACCOMMODATION

**Ground Floor:** Porch, Sun Lounge, Inner Hall, Lounge Diner, Dining Room (caters for 20+), large fitted Kitchen, store.

Private Lounge, 2 no. bedrooms, shower room and store.

**First Floor:** Master Triple Room, plus 3 no. Triple Rooms. **Second Floor:** Double bedroom, 3 no. Triple Rooms and feature bedroom that has two double beds.

#### **ADDITIONAL PHOTOS**

Additional photos can be found to the back pages of the brochure.

#### **EPC RATING**

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#### VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

#### **VIEWING ARRANGEMENTS**

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

#### **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



All trading bedrooms are en-suite.



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The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburg's Commercial or their servants. It is for the purchaser the case may be the Lesses (the "Purchaser") to additional any responsibility whatsoever on the part of the Vendor, Duxburg's Commercial or their servants. It is for the purchaser or the case may be the Lesses (the "Purchaser") to additional any responsibility whatsoever on the part of the Vendor, Duxburg's Commercial or their servants. It is for the purchaser or the satisfiest the satisfiest of the Vendor descent grade or give any contract or otherwise rely upon . The Vendor dress or the desc or give any concessnations or warranties in the Vendor descent grade or give any concessnations or warranties in the Vendor descent grade or give any concessnations or warranties in the satisfiest of the satisfiest of the Vendor descent grade or give any concessnations or warranties in the satisfiest of the satisfiest of the Vendor descent grade or give any concessnations or warranties in the satisfiest of the satis

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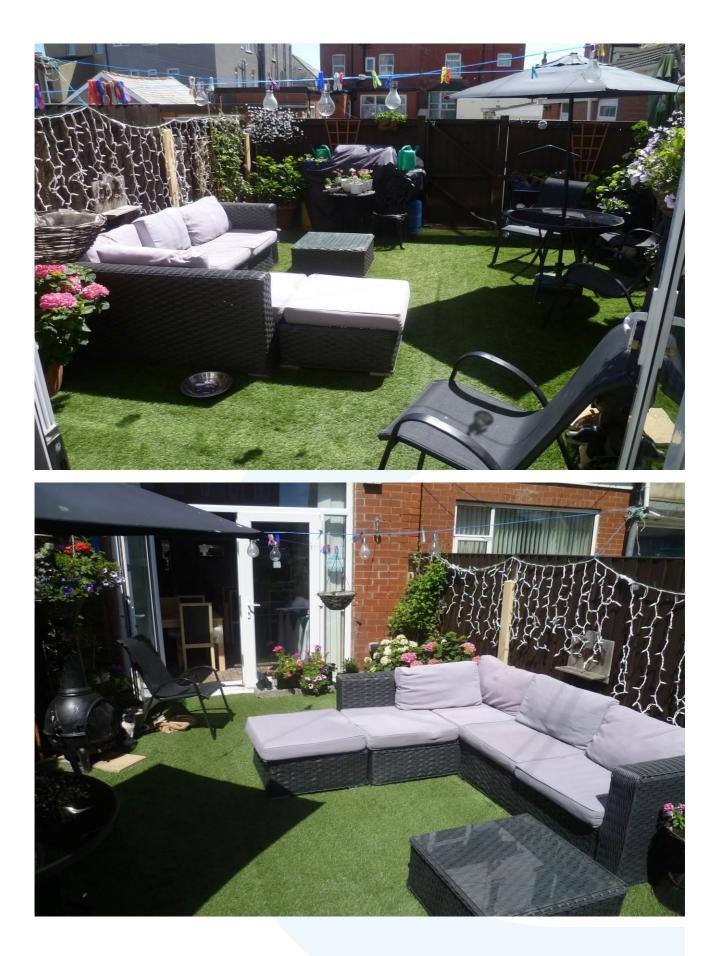




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