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Holmlea Hotel, 74 Palatine Road,  
Blackpool FY1 4BY

**Guide Price: £145,000\***

## **10 LETTING ROOMS HOTEL WITH 2 BEDROOM OWNER/MANAGEMENT ACCOMMODATION**



This 10 en-suite bedroom hotel includes a breakfast room, mini cinema and two bedroom en-suite private accommodation for owners or management. Established over 35 years ago, the property is currently let on a new 6 year lease (since 1 March 2017) generating £24,000 per annum (only one of two Halal Hotels in the city). The hotel is located on a main road position just outside the town centre of Blackpool in Lancashire and enjoys an excellent trading location being ideally situated within a short leisurely walk of some of the town's most famous attractions including The Winter Gardens.

### **ACCOMMODATION**

GROUND FLOOR: Entrance hall, reception area, mini cinema, Breakfast Room (approx 29 covers) Private Management

Accommodation: One double bedroom, through single bedroom with en-suite, new kitchen

BASEMENT: Dry cellar, used for storage and laundry room

FIRST FLOOR: Triple room with en-suite, Twin room with en-suite, Quadruple room with en-suite Single room with en-suite, Family room with en-suite

SECOND FLOOR: 2 x Double room with en-suite, 2 x Family room with en-suite, Triple room with en-suite, 2x laundry cupboards

EXTERNAL: Secure Parking for 1 car (for owner or manager) at the rear, Front patio and seating area Side Entrance

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

Blackpool Council 01253 477477 Rateable value: £7,300 pa

### **VIEWING TIMES**

By appointment through the Auctioneers