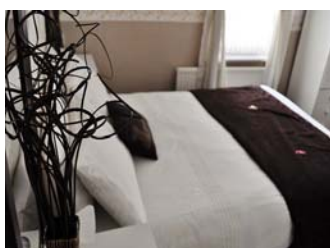
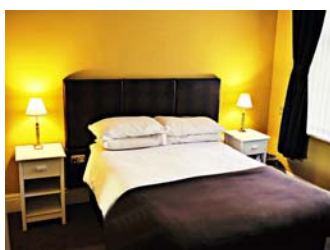




Ref: 4238 - Cheers Hotel



50 Coronation Street
Blackpool
Lancashire
FY1 4PD

HIGHLY REPUTED BED AND BREAKFAST - LANCASHIRE

Winner of TripAdvisor certificate of excellence

Early viewing essential to fully appreciate

Well presented and equipped throughout

Situated in the coastal town of Blackpool

High amount of regular and repeat trade

Advised annual turnover of £50,000

Recently been refurbished

Genuine reason for sale

Walk in condition

LONG LEASEHOLD

(Virtual Freehold) Ground rent of £1pa

ASKING PRICE

£230,000 Plus SAV

Ref: 4238

Location

This excellent bed and breakfast is located in the coastal town of Blackpool, Lancashire. This thriving town has seen much regeneration in recent years; it is one of the most popular holiday locations for people wishing to stay in the UK and has seen a growth in tourism in the last few years. The bed and breakfast is located near Blackpool town centre, Blackpool Tower and British Rail which is ideal to enjoy the shopping and sightseeing, or nightlife and entertainment that Blackpool is famous for. Blackpool is reached easily and has superb road and rail links, the M55 motorway is within a short drive providing access to the nearby M6 motorway providing excellent links to the larger local cities of Preston and Manchester.

Business History

Online Business Sales are delighted to offer to the market this brilliant bed and breakfast which has been established since 2001 and in the careful hands of our clients since 2015. The only reason this fantastic business is being offered to the market is due to our clients desire to take a well deserved retirement.

Since our client took ownership of the business they have undertaken a full programme of refurbishment meaning that the business is in full walk in condition.

Our client informs us that annual turnover currently runs at £50,000 which is derived from offering a welcoming, friendly customer service alongside comfortable modernised rooms and a delicious breakfast.

The business enjoys a strong reputation within the local community and beyond and as such has a high level of regular and repeat trade alongside good word of mouth recommendations.

Our client has continually developed and improved the business introducing new lines and income streams which have enhanced the business massively and in particular shows in the year on year increase in profitability.

This business would ideally suit a husband and wife or a partnership and could afford a good standard of living.

This is a superb opportunity to purchase a true lifestyle business in one of the most desirable areas in the UK and as such early viewing is highly recommended as this ideal business is not to be missed.

Financial Profile

Turnover: £50,000pa

Tenure

We are advised Long Leasehold
(Virtual Freehold) Ground rent of £1pa
Lease is for 999 years

Opening hours

All year round

Accommodation

Well maintained terraced property briefly comprising:

LOWER GROUND FLOOR

Owners accommodation
1 x kitchen
1 x dining room
Customer accommodation
1 x lounge
1 x kitchen/ diner
1 x bar area
1 x double bedroom with disabled access en-suite

GROUND FLOOR

Self contained owners accommodation
1 x single en-suite bedroom
1 x double en-suite bedroom

FIRST FLOOR

2 x triple en-suite bedrooms
2 x double ensuite bedrooms
1 x twin ensuite bedroom

SECOND FLOOR

1 x triple en-suite bedroom
1 x double en-suite bedroom
1 x twin en-suite bedroom
1 x family en-suite bedroom (sleeps 5)

EXTERNAL

Garden area

Private parking for owners at the rear

Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

