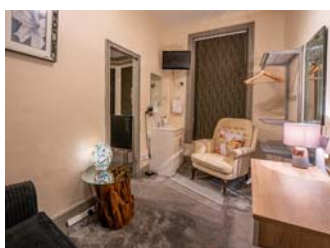




**Ref: 3450 - Manor House Hotel**



6 St. Chads Road  
Blackpool  
Lancashire  
FY1 6BP

**POPULAR AND ESTABLISHED HOTEL - LANCASHIRE**

**Situated in the coastal resort of Blackpool**

**Early viewing essential to fully appreciate**

**3 bedroom owners' accommodation**

**Advised annual turnover of £65,000**

**Scope for further development**

**Genuine reason for sale**

**6 en-suite letting rooms**

**Lifestyle business**

**Walk in condition**

**FREEHOLD**



**ASKING PRICE**  
**£240,000 Plus SAV**

Ref: 3450

### Location

This stunning hotel is ideally located in the heart of Blackpool, 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. Situated just a five minute walk from Blackpool town centre, Blackpool Tower and British Rail the hotel is ideally situated 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 for sale this superb hotel which has been established since the 1930's and has been in the careful hands of our clients since 2011. Our clients are reluctantly offering the business to the market due to a desire to take well deserved retirement. Since our clients took ownership of the business they have invested time and money in the business and premises to the point where it is in full walk in condition. They have run the business at a pace that suits their lifestyle, meaning that there is massive scope for a new hands on owner operator to further develop the business. Our clients inform us that annual turnover currently runs at £65,000 which is derived from offering welcoming letting rooms to all who wish to visit as well as complimentary breakfasts. The hotel is extremely popular due to its location in the business district. This is a superb opportunity to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended as this superb business is not to be missed.

### Financial Profile

Turnover: £65,000pa

### Tenure

We are advised freehold

### Opening Hours

Hours to suit

### Accommodation

Well presented 4 storey property, with new flooring throughout, briefly comprising:

#### HOTEL

Secure entrance leading to  
Reception/welcoming area  
Restaurant with french antique tables & chairs for approximately  
16-18 covers  
Lounge area  
Bar with fitted bar servery  
Fully fitted kitchen  
Storage areas  
Toilet facilities  
6 en-suite guest letting rooms:  
2 x family rooms (sleeps 4)  
4 x double room

#### OWNER'S ACCOMMODATION

Lounge  
Kitchen  
Bathroom  
3 Bedrooms

#### EXTERNAL

Secure rear garden  
Parking for 1 vehicles

### 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

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

64 This is how energy efficient the building is.