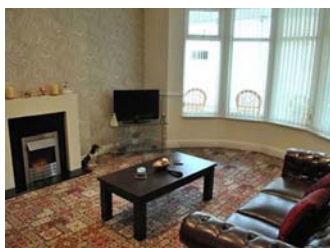




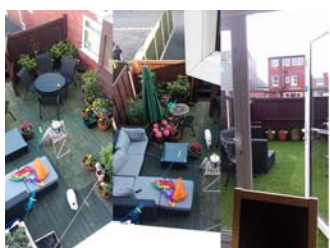
Ref: 3725 - Surrey House Hotel



9 Northumberland Avenue
Blackpool
Lancashire
FY2 9SB

WELL PRESENTED 9 LETTING ROOM GUEST HOUSE - LANCASHIRE

Situated in the coastal resort of Blackpool
Early viewing essential to fully appreciate
Advised annual turnover of £38,000
Seller will consider a part exchange
2 bedroom owners accommodation
4 star rating on VisitEngland.com
Scope for further development
Ideal partnership opportunity
CCTV has been installed
Genuine reason for sale
FREEHOLD



ASKING PRICE
£315,000 Offers Over

Ref: 3725

Location

The business enjoys a superb position just off the Queen's Promenade in the North Shore area of Blackpool. It is within a 2 minute leisurely walk of the seafront and is within a short drive of the nearest train station. Blackpool has long been known as a popular tourist destination since Victorian times and is known for its popular tourist attractions including The Golden Mile, Pleasure Beach and Blackpool Tower. 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. The Lake District National Park and all of its attractions is also within a short car drive.

Financial Profile

Turnover: We are advised £38,000pa

Accommodation

Glass fronted and well signed guest house, briefly comprising:

GROUND FLOOR

Secure entrance leading to:

Reception/welcoming area

Glass fronted sun lounge

TV lounge

Dining area with ample tables and chairs for approximately 20 covers

Fully fitted kitchen

Owners Accommodation

2 bedrooms owners accommodation

Utility room

Store room

2x bathrooms

FIRST FLOOR

Guest room - Family with en-suite

Guest room - Family with en-suite

Guest room - Family with en-suite

Guest room - Family with en-suite

Linen/store room

SECOND FLOOR

Guest room - Family with en-suite

Guest room - Family with en-suite

Guest room - Family with en-suite

Guest room - Double with en-suite

Guest room - Quadruple family room

Two bed living quarters with bathroom and shower room with toilet and sink and a private lounge.

EXTERNAL

Private car park for 6 people

Double garage

Rear & front yard - New decking in the private garden

Tenure

We are advised freehold

Opening Hours

Trades all year round

Currently reduced to a short period

Business History

Online Business Sales are delighted to offer for sale this popular guest house which has been established since circa 1934 and has been in the careful hands of our clients for the last 14 years. Our clients are reluctantly offering the business to the market due to unfortunate ill health. Since our clients took ownership of the business they have run the guest house 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 £38,000 which is derived from offering well presented guest rooms as well as a quality varied breakfast to all who wish to visit. The guest house is extremely popular due to its' location in the business district and its forward bookings run well into the year. 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.

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

← 49 This is how energy efficient the building is.

Net zero CO₂ emissions