

**Ref: 4049 - Walford Private Hotel**

45 Albert Road  
Blackpool  
Lancashire  
FY1 4TA

**OUTSTANDING 26 BEDROOM PRIVATE HOTEL - LANCASHIRE**

**Long established and highly reputed business**

**Genuine reason for sale due to retirement**

**Situated in the bustling town of Blackpool**

**26 guest bedrooms - 22 of them en-suite**

**Advised annual turnover of £102,000**

**Ideal partnership opportunity**

**Walk in condition**

**FREEHOLD**

**ASKING PRICE**

**£395,000 Plus SAV**

**Ref: 4049**

### **Accommodation**

Well presented and well signed character property, briefly comprising:

#### **LOWER GROUND FLOOR**

Private:

Spacious lounge with feature fireplace  
Master bedroom (L shaped) with UPVC double glazed door providing access to the rear  
Double bedroom with en-suite bathroom and access through to an additional double bedroom with dressing area  
Double bedroom divided into two separate areas  
Storage room  
Family bathroom  
Laundry room

#### **GROUND FLOOR**

Secure entrance leading to:  
Reception bar and lounge area  
Dining area for 65 covers  
Rear kitchen/utility room  
Side entrance access to rear yard  
Private bedroom/storage room

#### **FIRST FLOOR**

Triple bedroom with en-suite  
2x double bedrooms with en-suites  
Triple bedroom with en-suite  
Double bedroom  
Double bedroom with en-suite  
Double x2 bedroom with en-suite  
Triple bedroom with en-suite  
Double bedroom

#### **SECOND FLOOR**

Triple bedroom with en-suite  
Double bedroom with en-suite  
Double x2 bedroom with en-suite  
Double x2 bedroom with en-suite  
Double bedroom  
Triple bedroom with en-suite  
Double bedroom with en-suite  
Double x2 bedroom with en-suite  
Triple bedroom with en-suite  
Double bedroom

#### **THIRD FLOOR**

Triple bedroom with en-suite  
4x double bedrooms with en-suites  
Triple bedroom with en-suite

#### **EXTERNAL**

Various parking facilities near by including; roadside parking and communal car park

### **Tenure**

We are advised freehold

### **Financial Profile**

Turnover: £102,000pa  
Stock Approximately: £1,000

### **Opening Hours**

Trades all year round

### **Location**

This superb 26 letting room hotel is located just off the main A584 Promenade in Blackpool. It enjoys a fabulous central location and is ideally situated to take advantage of the town centre attractions and shopping facilities whilst being only a 5 minute leisurely walk from the seafront. Blackpool has long been known as a popular tourist destination since Victorian times and is world renowned for its popular tourist attractions including The Golden Mile, The Pleasure Beach and The Blackpool Tower. Blackpool is reached easily and has excellent road and rail links. The M55 motorway is within a short drive providing access to the nearby M6 motorway which links to the larger cities of Preston and Manchester. The Lake District and all of its attractions are also within a short drive.

### **Business History**

Online Business Sales are delighted to offer to the market this fantastic 26 bedroom hotel which was established over a century ago, however has been in our clients careful hands since 1988. The only reason our clients have instructed us to market the business, is due to their desire to take a well deserved retirement. Since our clients took ownership of the business, they have invested full dedication into creating the business to be a success, ensuring each guest feels at home on the stay and receive everything they need from comfort to food and drink. Each guest is greeted with the friendliest and most professional services as our clients make sure all their needs are met. The business provides 26 well presented rooms which are all fantastically decorated, along with a delicious hot and cold food menu and a selection of beverages. Due to the excellent services and stock provided, this generates the business a respectable annual turnover of £102,000. The business enjoys a strong reputation within the local community and as such has a high level of regular and repeat trade. 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 strongly advised as businesses of this calibre do not stay on the market for long.

### **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+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 63

This is how energy efficient the building is.