



Ref: 5072 - The Monarch Hotel



29 St Annes Road East
Lytham St Annes
Lancashire
FY8 1TA

**EXCEPTIONAL 8 LETTING ROOM GUEST HOUSE -
LANCASHIRE**

**Situated in the desirable town of Lytham St Annes
Regular and repeat trade with good reputation**

Ideal first time buyer opportunity

Scope to extend opening hours

Fully equipped to suit trade

Excellent trading location

True turn-key opportunity

Genuine reason for sale

Walk in condition

FREEHOLD



**ASKING PRICE
£399,999 Plus SAV**

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Location

This superb guest house is situated in the coastal town of Lytham St Anne's, Lancashire. The business has several attractions in the immediate area, including numerous café's, restaurants, pubs, shops and the scenic coastline, all within a five minute walk of the guest house. The business also benefits from excellent transport links, with bus stops, train stations and Blackpool Airport all in the surrounding area, just ten minutes' drive from the property. The M55 motorway is approximately 4 miles away and gives access to the countrywide motorway network.

Business History

Online Business Sales are delighted to offer to the market this fantastic guest house, situated in the desirable tourist town of Lytham St Anne's. The business has been established for over 25 years and run by our client since 2020. It is only now being offered to the market due to our clients desire to re-locate abroad. The services currently offered by the business include a bed and breakfast service, and as such there is massive scope to improve upon this by adding a lunchtime and evening meal service. The business enjoys a good reputation within the local community and beyond as can be seen from the high number of glowing reviews online. The business is currently owned and operated by our client and run at a pace to suit her lifestyle. This is a superb opportunity to purchase a popular, established business, which is a great base to build upon and as such early viewing is highly recommended.

Financial Profile

TBC

Tenure

We are advised Freehold

Opening Hours

Monday - Sunday : 06:30 - 22:00

Accommodation

A highly visible, well signed, imposing end terraced Victorian property with window and entrance canopies. Steps leading to entrance briefly comprising:

Cellar area for storage

Owners' Accommodation
2 x double standard bedrooms
Lounge
Wet room

GROUND FLOOR
Reception area
1 x family room (en-suite)
Dining room with approximately 14 covers
Kitchen - well equipped to suit trade

FIRST FLOOR
4 x double bedrooms (en-suite)
1 x single bedroom (en-suite)

SECOND FLOOR
1 x double bedroom (en-suite)
1 x single bedroom (en-suite)

All letting rooms offer complimentary tea & coffee making facilities, free Wi-Fi and flat screen television

EXTERNAL
Gated side garden

Enquire

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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

