



Ref: 4972 - Alviston Hotel



46-48 Charnley Road
Blackpool
Lancashire
FY1 4PF



HUGE, 30 BED BLACKPOOL BED AND BREAKFAST - LANCASHIRE

**Situated in the seaside resort of Blackpool
Additional 2 flats also included in the sale
Early viewing essential to fully appreciate
Genuine reason for sale due to retirement
Dining room approximately 70 covers
Advised annual turnover of £115,000
Ideal partnership opportunity
30 en-suite letting rooms
FREEHOLD**



**ASKING PRICE
£550,000 Plus SAV**



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Location

This easy to run hotel is located on Charnley Road in central Blackpool. The road has a long history offering guest accommodation services and is referred to by many as a favourable central point to stay when visiting. The property is a stone's throw away from the coast line in the central region with the Sealife Centre and the town shopping centre a short walk away. The business has benefited massively from its central point making it an ideal for guests and tourists. Blackpool is a coastal town in the county of Lancashire and has been well known as a tourist destination since Victorian times. Blackpool's attractions include Blackpool Tower, the Golden Mile and the Winter Gardens. Blackpool is easily reached and is well serviced by the UK's major motorway network with the M55 and M6 motorways both within a short drive providing access to the close by major cities of Preston, Liverpool and Manchester.

Business History

Online Business Sales are delighted to offer for sale this 30 letting room hotel which has been established for over a 100 years and has been in the careful hands of our clients since 2004. The only reason this superb opportunity is being offered to the market is due to our client's desire to take well deserved retirement. Since our client 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. Our clients inform us that annual turnover currently runs at £115,000 which is derived from offering welcoming bed and breakfast services to all who wish to visit. The hotel is extremely popular due to its location in the central district resulting in regular and repeat trade together with new custom generated from online reviews and good word of mouth recommendations. The business serves a full English breakfast in the 70 cover dining room, accompanied by a selection of fruit juices and cereals. All letting rooms have TV's and room refreshments to give the 'home away from home' feeling. The hotel often hosts fun events and other social opportunities within the community which increases income and custom further. The business has a professional website which is currently being further developed for customer ease of access, and is featured on Booking.com. This is a superb opportunity to purchase an established business, and as such early viewing is highly recommended.

Financial Profile

Turnover: We are advised £115,000

Tenure

We are advised freehold

Opening Hours

As required

Accommodation

A well signed double fronted mid terraced property with 2 entrances to the premises, briefly comprising:

LOWER GROUND FLOOR - Owners' accommodation consisting of 2 flats

Flat 1 - 3 bedrooms, lounge, kitchen and bathroom

Flat 2 - 1 x double bedroom, open plan kitchen/lounge, shower room and fully equipped laundry room

GROUND FLOOR

Hallway leading to office

Lift

Bar lounge/poolroom with seating for guests

WC's

Dining room with approximately 70 covers

Kitchen - well equipped to suit trade

Store room

Laundry room to rear

LETTING ACCOMMODATION

4 x Family Guest Rooms all en-suite

7 x Twin Guest Rooms all en-suite

9 x Double/Single Guest Rooms all en-suite

7 x Treble Rooms all en-suite

3 x Quadruple Guest Rooms all en-suite

EXTERNAL

Seating to the front

Garage

Private parking for 7 vehicles

Public transport nearby

Additional Information

Fixtures and fittings included in sale

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

