



**425 Promenade, Blackpool**

Blackpool

Offers Over **£750,000**



# 425 Promenade

## Blackpool

Located in a prime position on the bustling Blackpool promenade, this property presents a unique opportunity to acquire a fully-equipped coffee shop/ice cream parlour along with five luxurious apartments tailored for Air BnB ventures. Boasting a complete "back to brick" renovation carried out to the highest standards within the last three years, this property exudes modernity and sophistication throughout.

The coffee shop/ice cream parlour, featuring a delightful array of fixtures and fittings, sets the tone for a successful business venture. Additionally, two of the five apartments are fully furnished and turnkey ready, presenting an excellent opportunity for rental income. The property's strategic position offers enticing prospects, being in walking distance to a myriad of local attractions, including the renowned Pleasure Beach, piers, Sandcastle, and iconic Blackpool Tower.

The interior of this property impresses with its contemporary design and a wealth of features. Comprising multiple WiFi routers, air conditioning units, an individual zone detective fire alarm system, as well as fully installed alarm and CCTV systems, this property is equipped for the highest standards of living.

Three of the apartments offer uninterrupted sea views, with the family suite accommodating up to five individuals and featuring a private balcony. Each suite includes private en-suites/bathrooms, bedrooms, and open plan kitchen/diner/living areas, providing guests with the ultimate comfort and convenience.

Moreover, the property includes private staff quarters comprising a kitchen, living room/bedroom, shower room, and separate WC. Outside, an inviting outdoor seating area awaits customers, providing a charming setting to enjoy the seaside location.

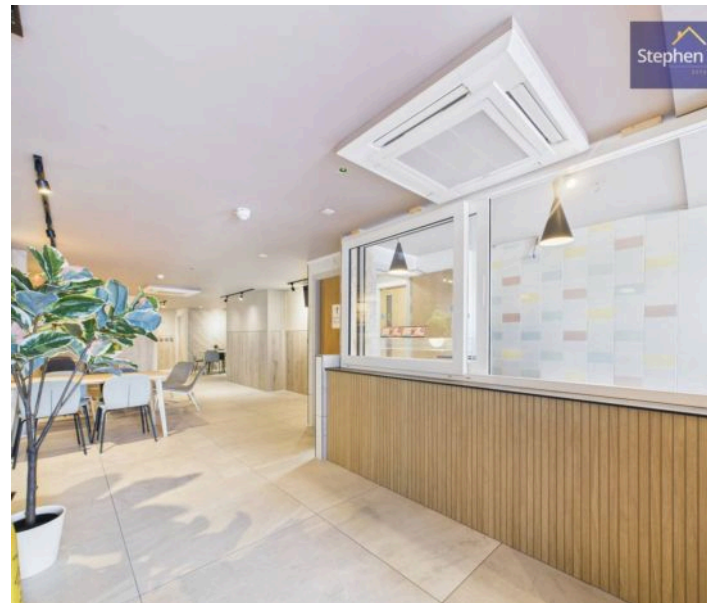
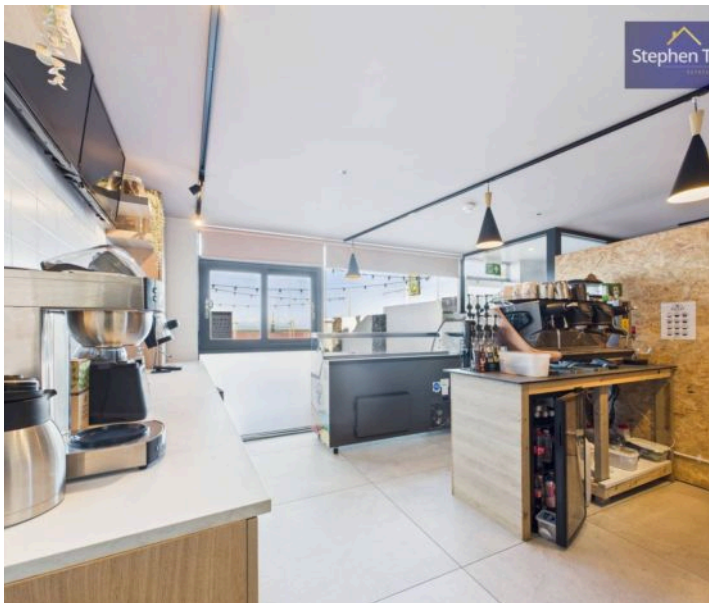
In summary, this property represents a rare opportunity to own a multifaceted establishment that combines a coffee shop/ice cream parlour with five modern and luxurious apartments tailored for lucrative Air BnB opportunities. With its prime location, high-quality renovations, and impressive range of features, this property is primed for an astute investor looking to capitalise on the thriving hospitality and rental market in this vibrant seaside location.



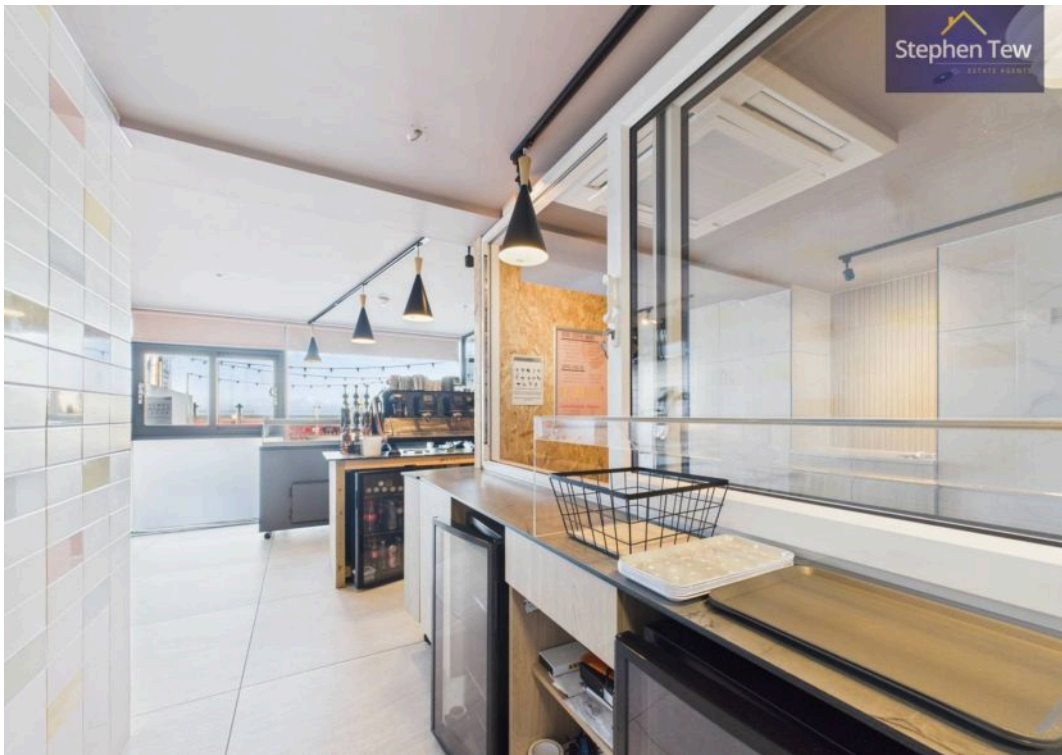




- Fantastic Coffee Shop/Ice Cream Parlour, Including All Fixtures And Fittings, With 5 Luxury Apartments For Air BnB Opportunities
- 5 Luxury Apartments, 2 Of Which Are Fully Furnished And Turnkey Ready For Air BnB/Rental Opportunity
- The Property Has Undertaken A Complete "Back To Brick" Renovation, To A High Standard Throughout, In The Last 3 Years
- Excellent Prime Location On The Promenade With Sea Views And Walking Distance To Many Local Attractions Including The Pleasure Beach, The Piers, Sandcastle And Blackpool Tower
- Modern Interior Throughout Boasting A Range Of Features Including Multiple WiFi Routers, Air Conditioning Units, Individual Zone Detective Fire Alarm System And Fully Installed Alarm & CCTV systems
- 3 Apartments Have Uninterrupted Sea Views With The Family/5 Person Suite Boasting A Private Balcony
- All Suites Boast Private En-Suites/Bathrooms, Bedrooms And Open Plan Kitchen/Diner/Living Area
- Private Staff Quarters Comprising Of A Kitchen, Living Room/Bedroom, Shower Room And Separate WC
- Outdoor Seating Area For Customers
- Planning Permission Approved For Short Term Holiday Lets And Coffee Shop Commercial Unit









**Coffee Shop With Customer Seating Area  
Serving Station/Kitchen**

**Customer WC**

**Storage/Preparation Room**

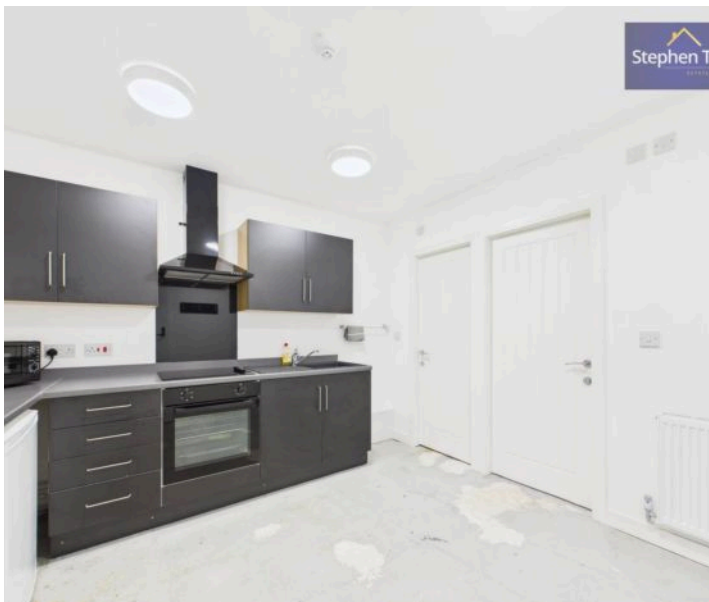
**Boiler Room**

**Private Living/Staff Quarters:**

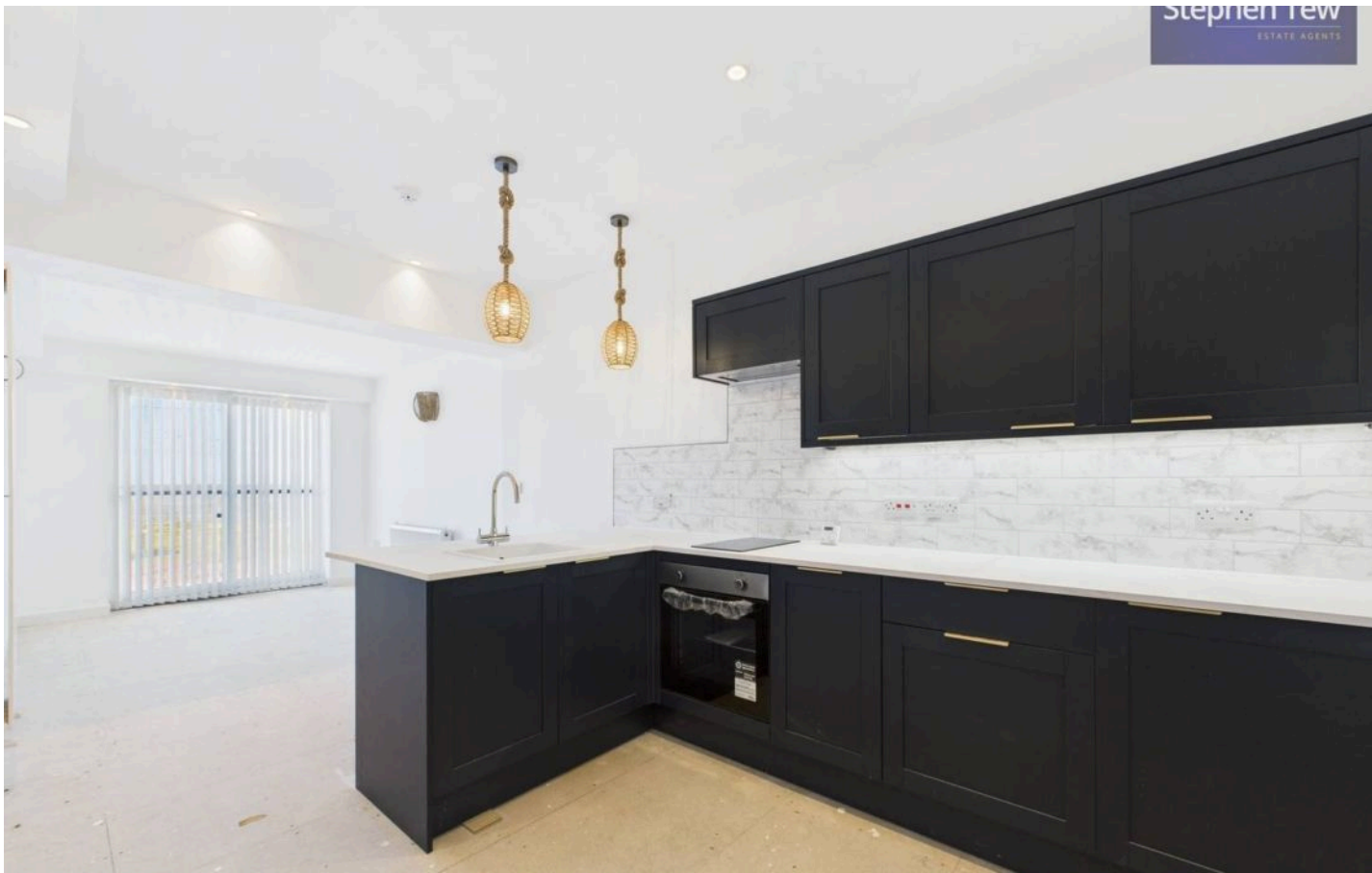
**Kitchen**

**Living/Bedroom**

**Bathroom & Separate WC**







### **Suite 1**

Comprising of; Open Plan Kitchen/Diner/Living Room With Integrated Kitchen Appliances And Patio Doors Boasting Sea Views, 2 x Double Bedrooms Both With Their Own Private 3 Piece En-Suite.

### **Suite 2**

2 Bedrooms Both With 3 Piece En-suites, Open Plan Kitchen/Diner/Living Area

### **2nd Floor:**

### **Suite 3**

Open Plan Kitchen/Diner/Living Room With Dual Patio Doors Opening Up To The Private Balcony With Stunning Sea Views, Bedroom, 3 Piece Suite Bathroom

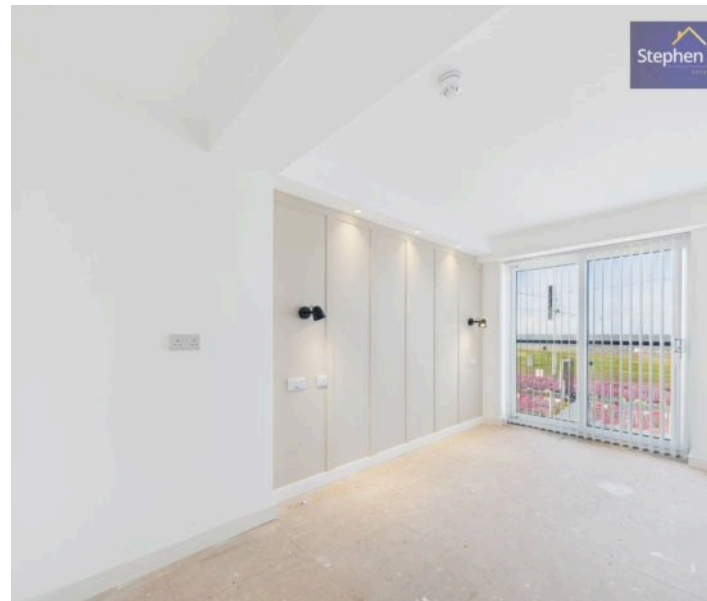
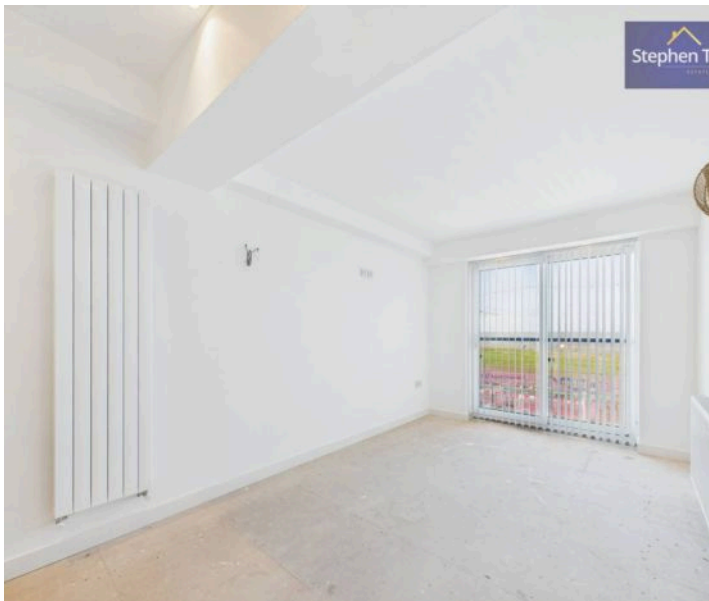
### **Suite 4**

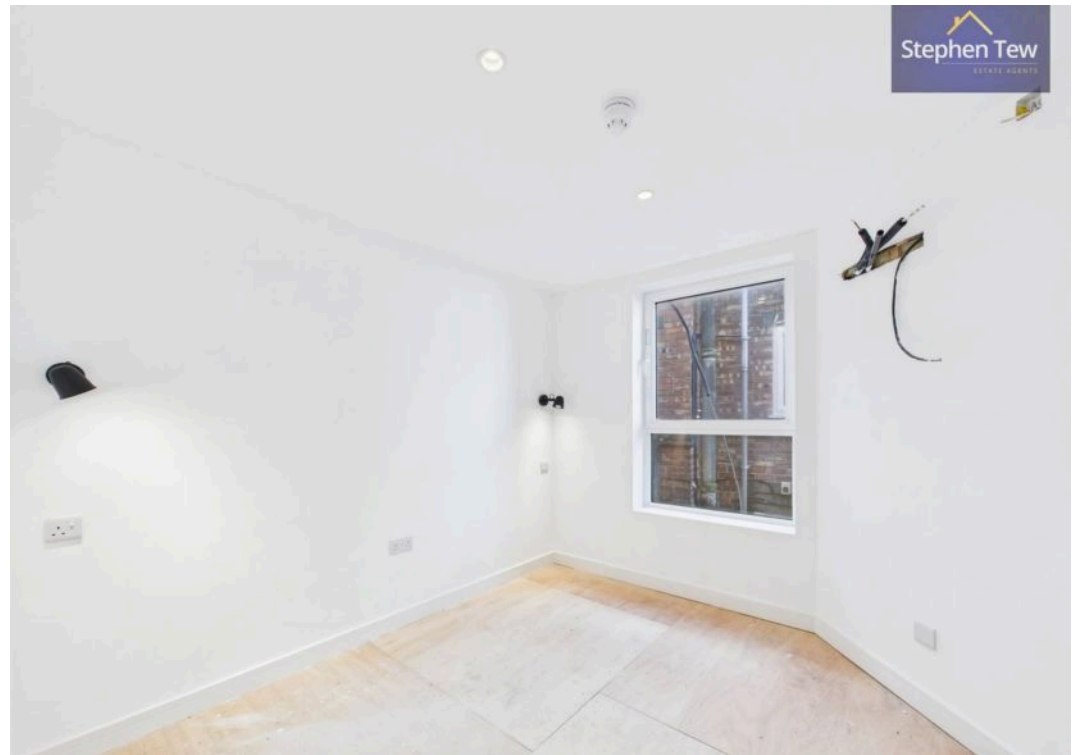
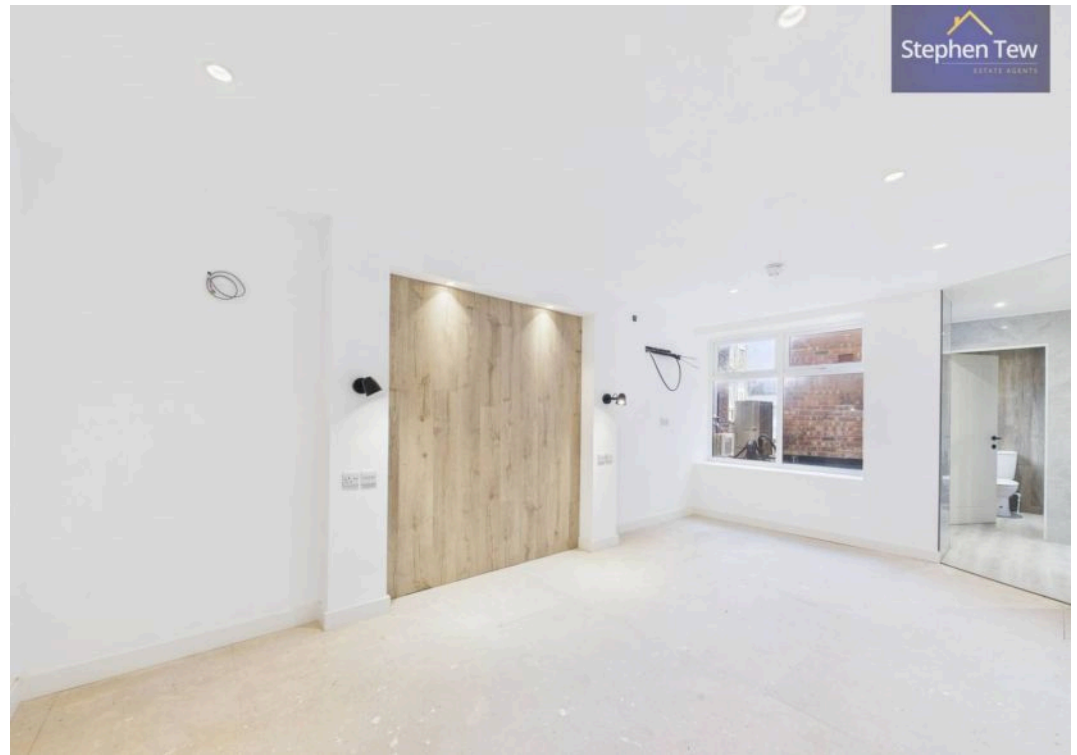
Bedroom, "Jack & Jill" Style Bathroom, Open Plan Kitchen/Diner/Living Room

### **3rd Floor:**

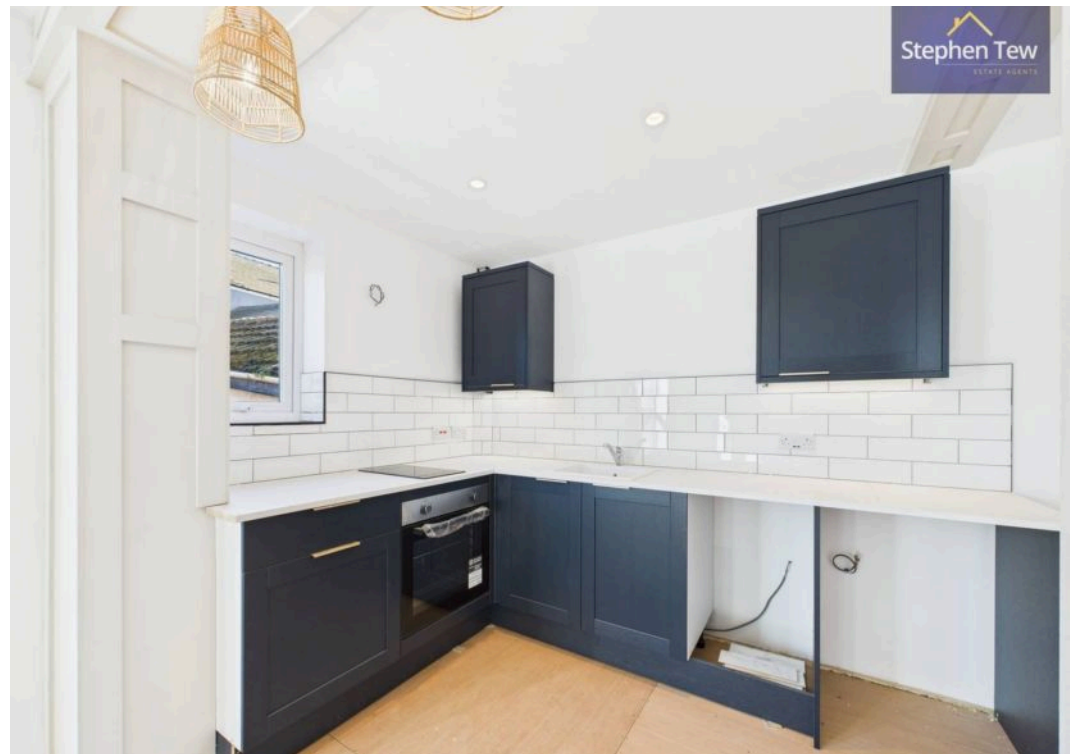
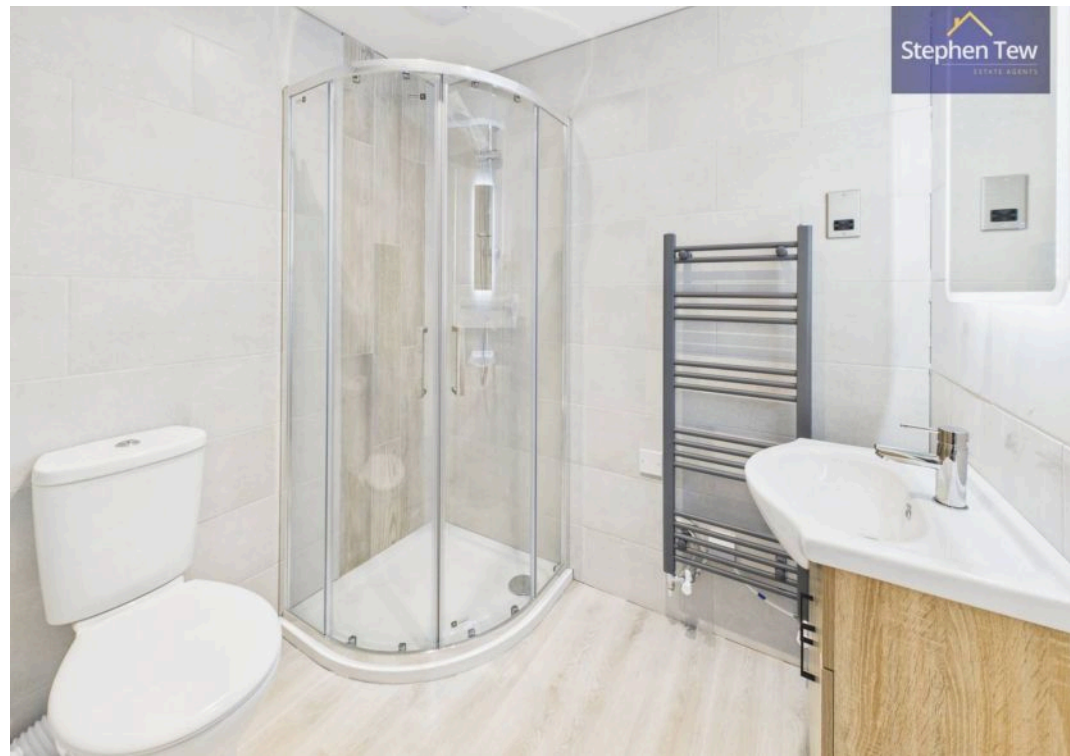
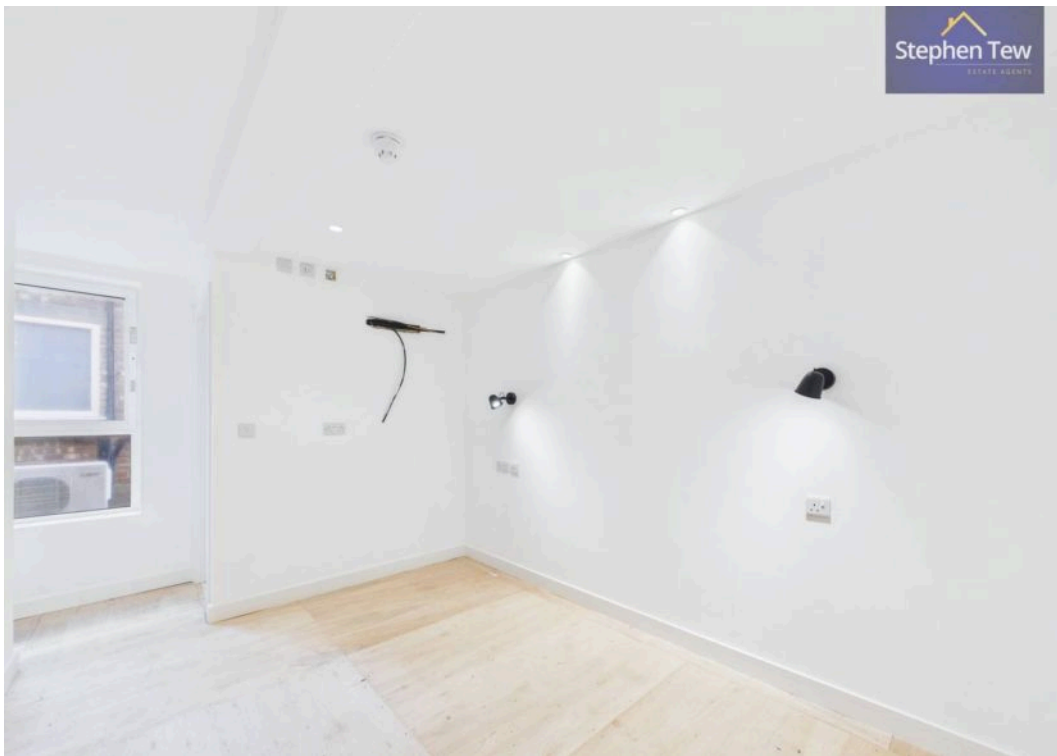
### **Suite 5**

Open Plan Kitchen/Diner/Living Room With Dual Patio Doors Overlooking The Stunning Sea Views, Bedroom, 4 Piece En-Suite

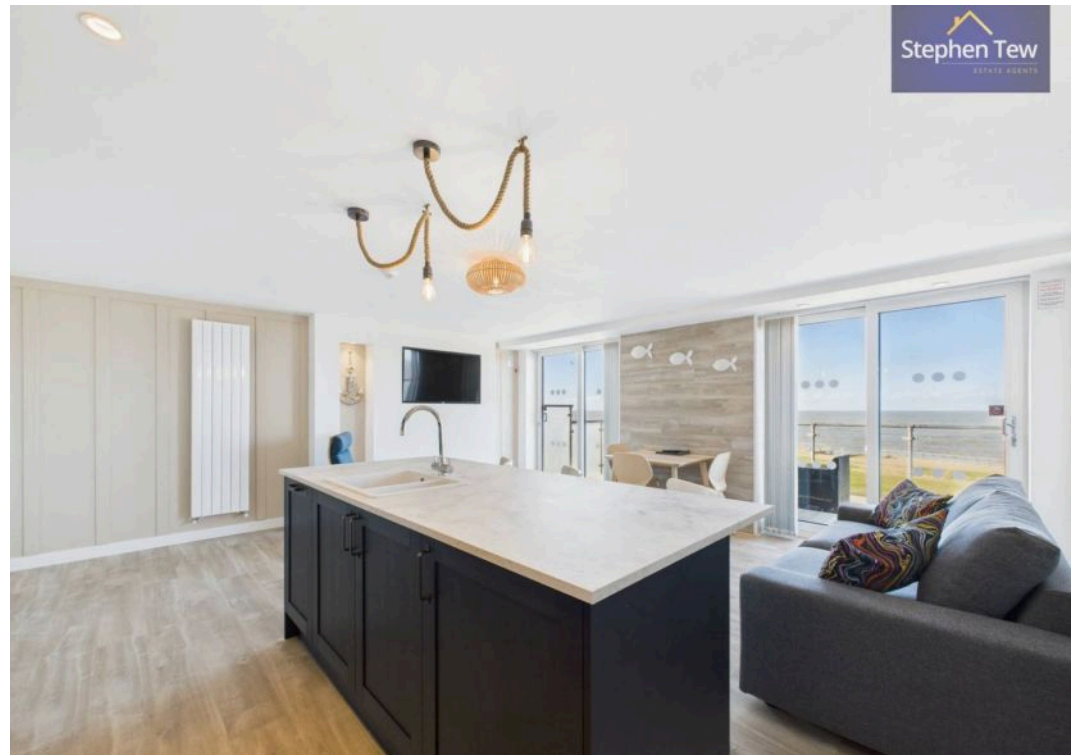
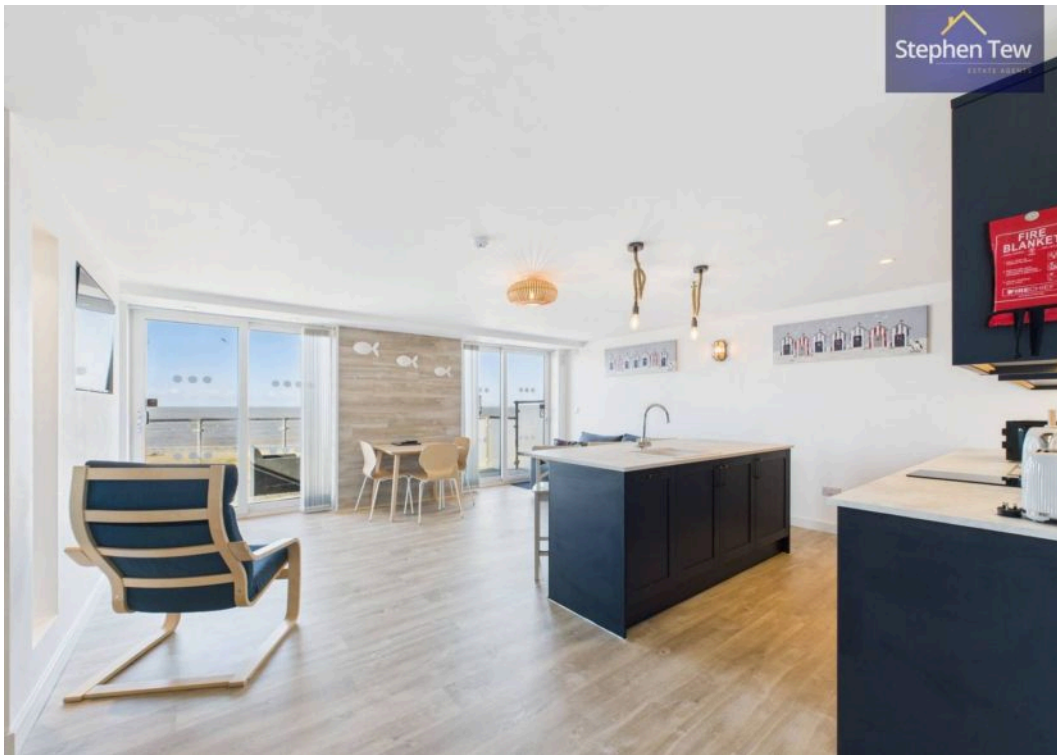




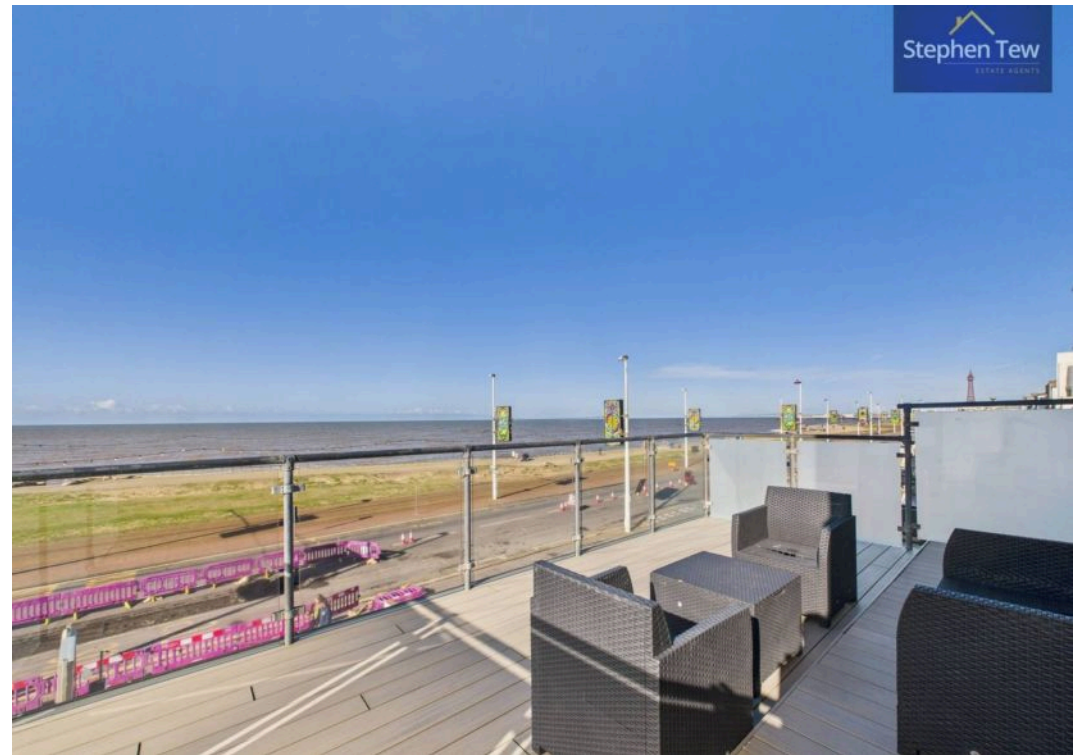
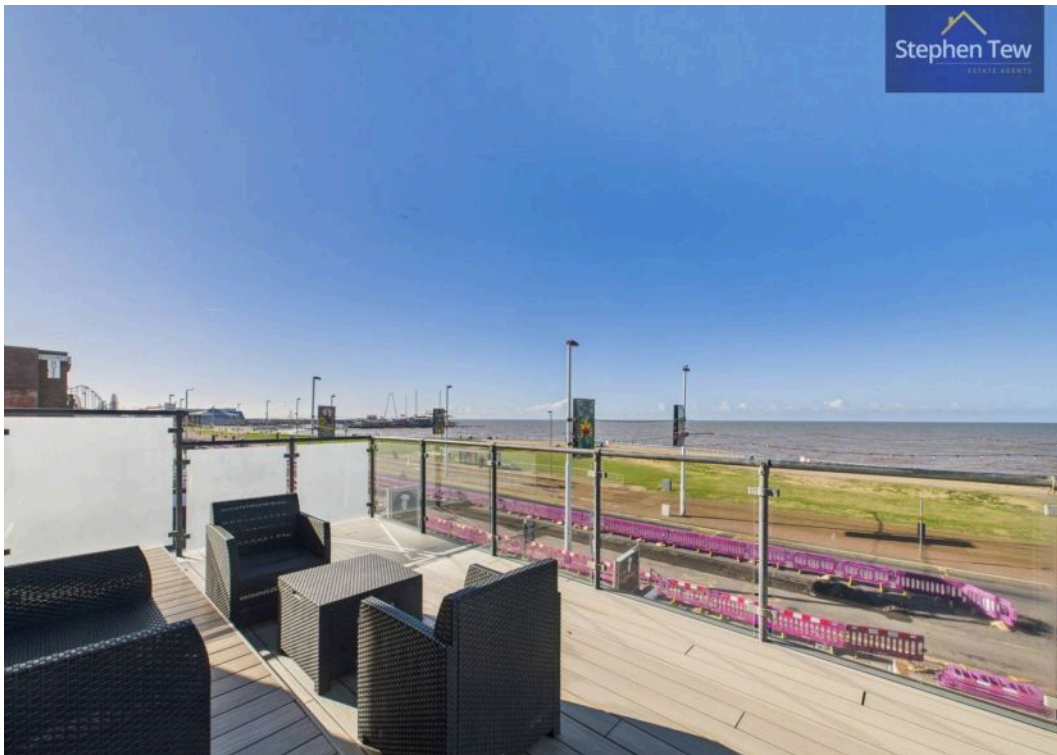




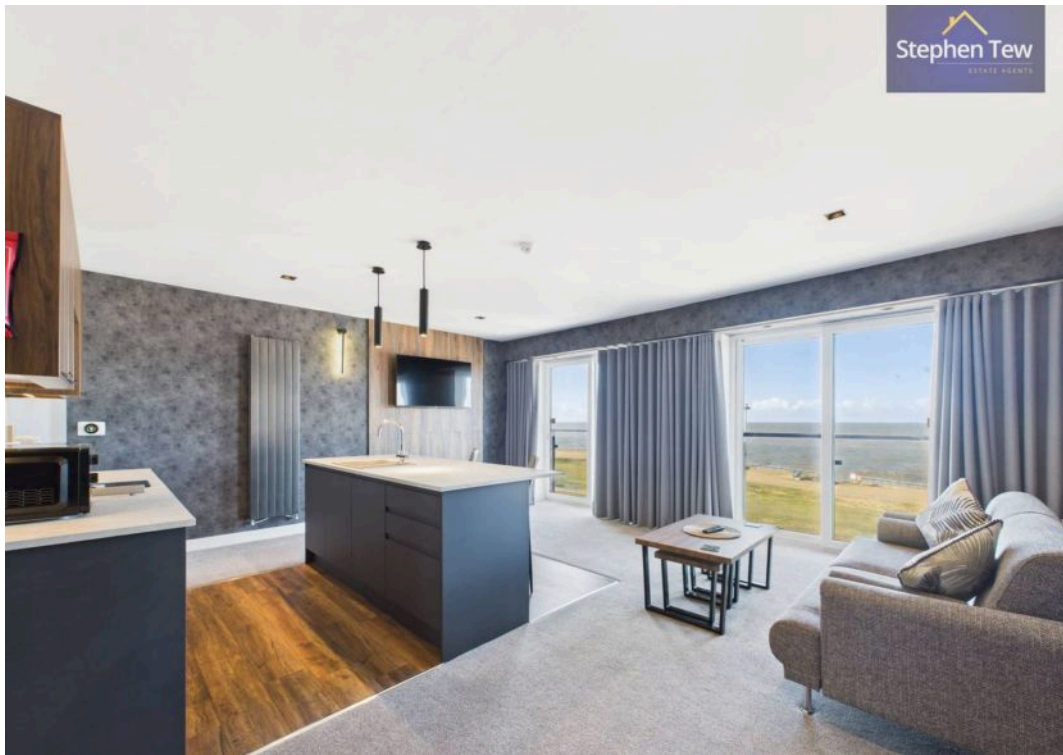
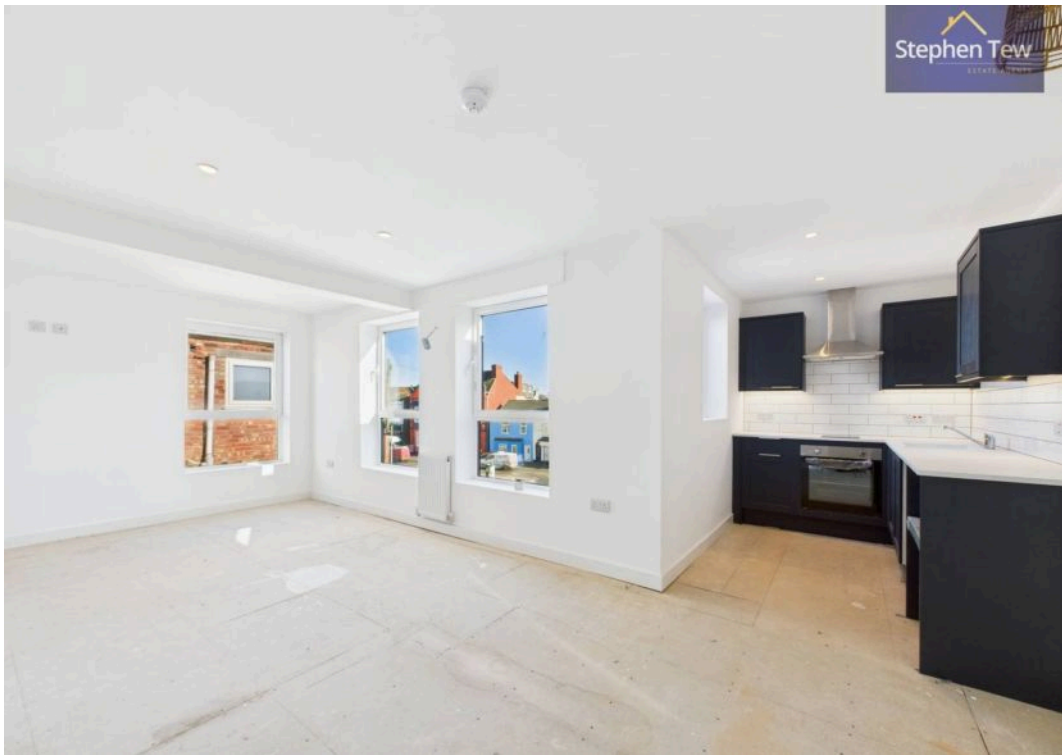




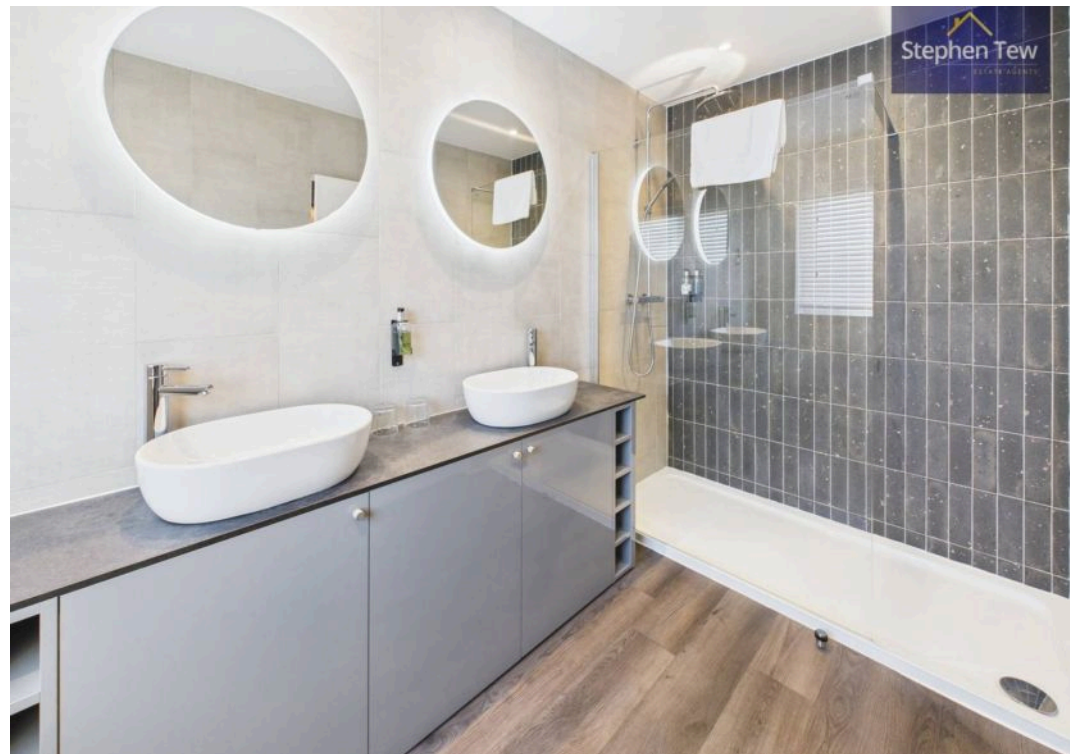
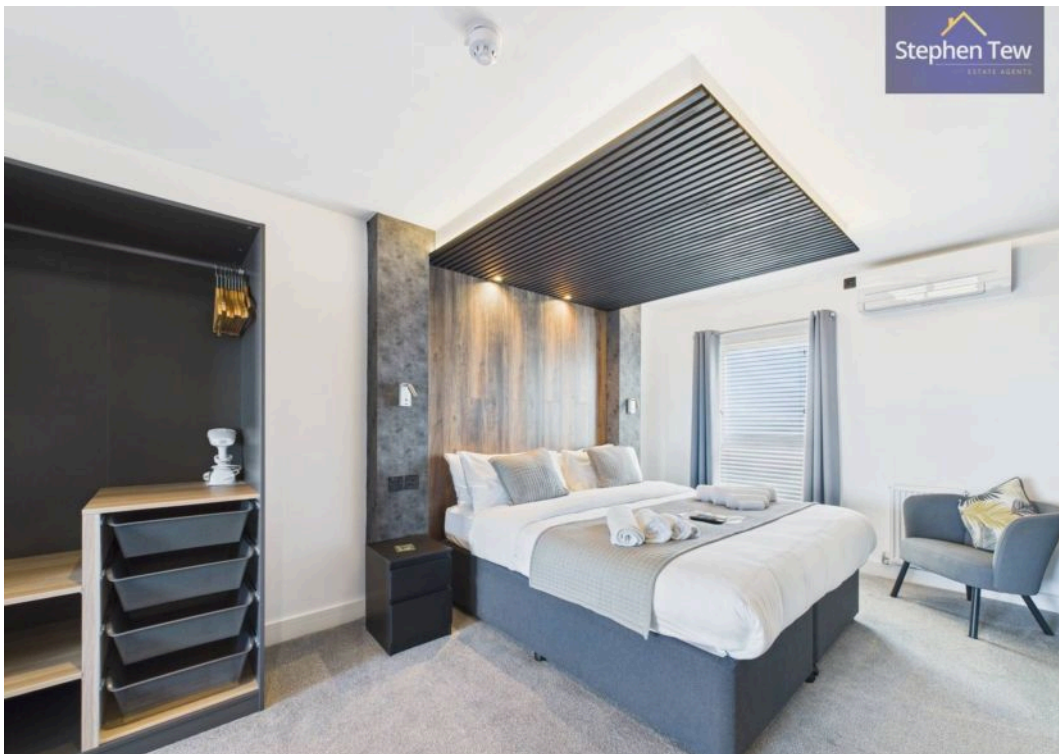
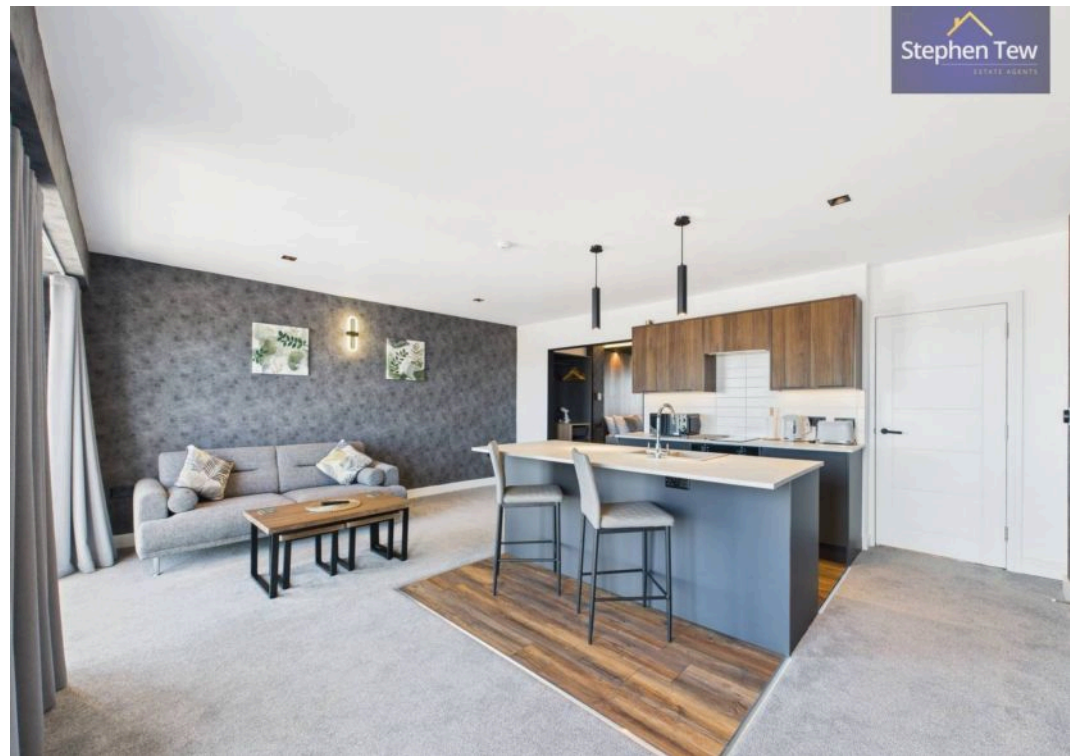




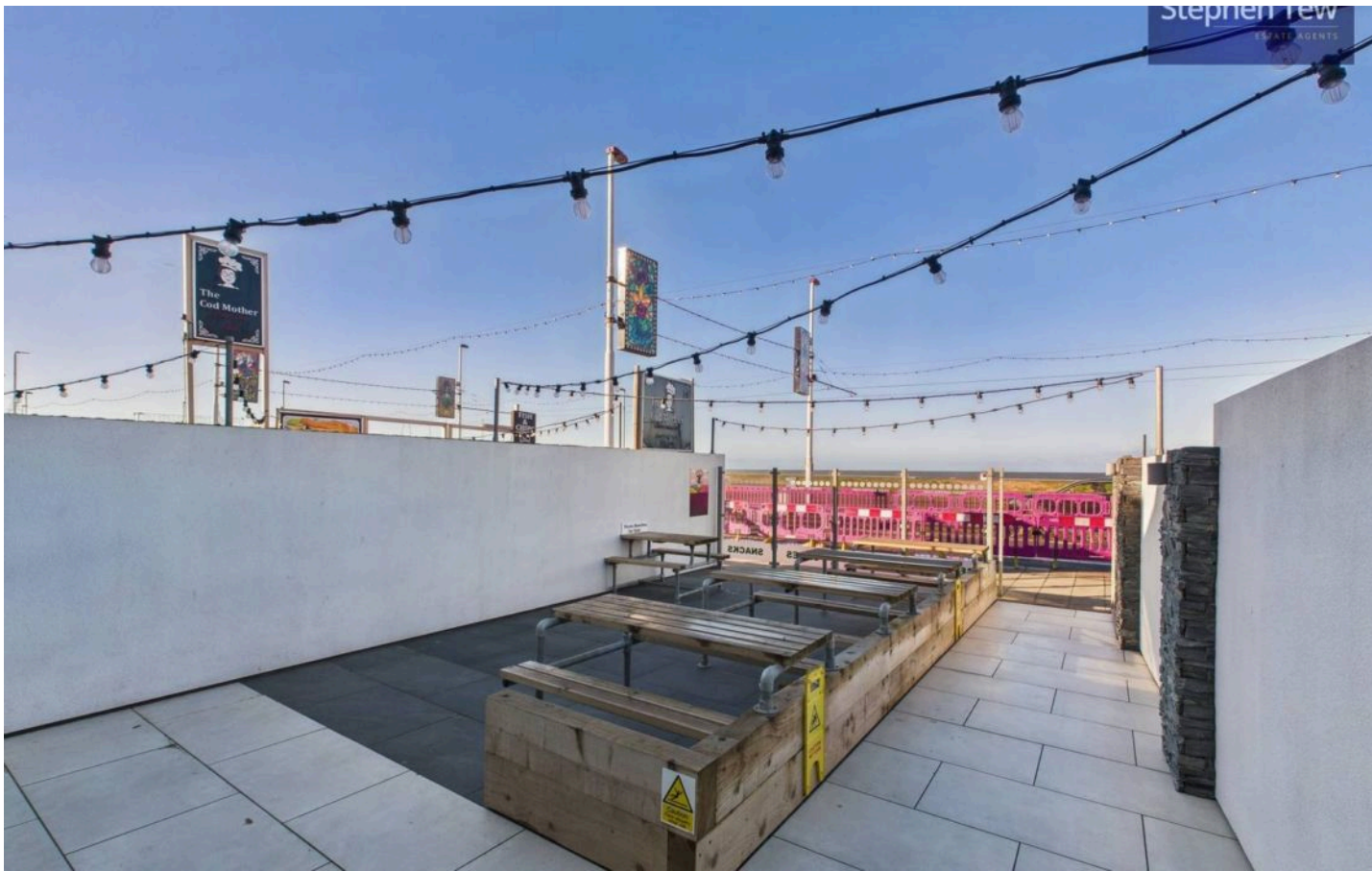








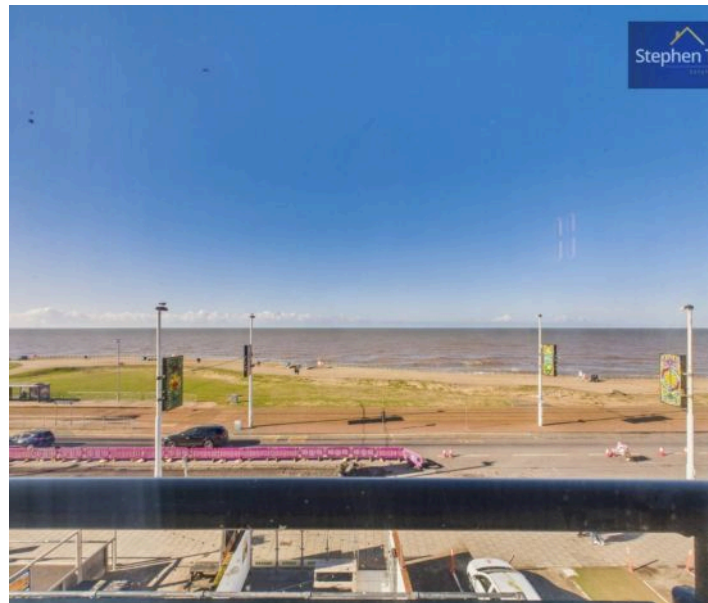
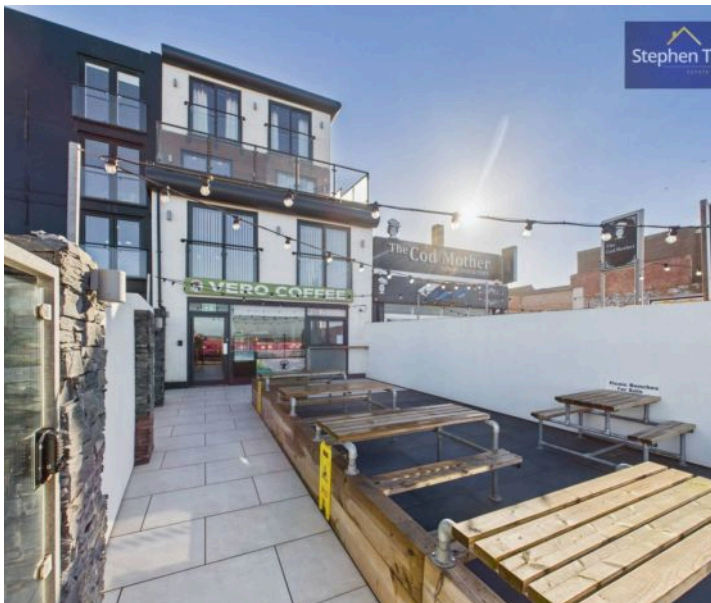




**BALCONY**

**COMMUNAL GARDEN**

Customer Seating











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