



Friends Hotel, 32 Reads Avenue

Blackpool

Guide Price **£125,000**

Friends Hotel

32 Reads Avenue, Blackpool

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000.

A fantastic opportunity presents itself with this exceptional 5-bedroom terraced hotel, offering a lucrative Licenced Bed & Breakfast business. Strategically situated in the heart of Blackpool Centre, this property stands in close proximity to the famous Promenade, assorted local attractions, vibrant retail shops, and an abundance of dining and entertainment options. Effortlessly accessible with fantastic transport links, it is merely a 5-minute drive away from Blackpool North Train Station, ensuring convenience for both guests and proprietors alike.

Boasting 5 tastefully appointed bedrooms, capable of accommodating up to 14 guests, this hotel comprises 2 family rooms, 2 double rooms, and 1 single room, all complete with en-suite bathrooms, along with a separate 3-piece suite shower room to cater to the discerning needs of each visitor. The private living quarters offer a cosy respite, presenting a lounge, kitchen, bedroom, bathroom, and utility room for the utmost comfort and functionality. With off-road parking to the front for 2 cars, this trading hotel recorded a turnover of approximately £33,000 in 2024, ensuring a sustainable investment opportunity for the savvy buyer.

For more details please visit the hotel website using the following link:

<http://www.friendsbandb.co.uk/>

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement

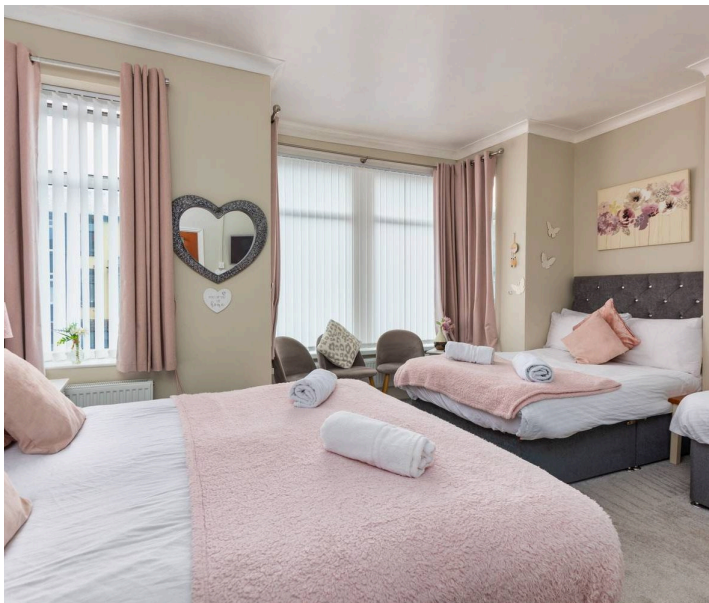
Council Tax band: TBD

Tenure: Freehold





- Trading 5 Bedroom Hotel, Licensed Bed & Breakfast
- Located In Blackpool Centre Within Close Proximity To The Promenade, Local Attractions, Retail Shops, Restaurants And Bars
- Fantastic Transport Links, 5 Minute Drive From Blackpool North Train Station
- 5 Bedrooms, Accommodating Up To 14 Guests
- Comprising Of 2 Family Rooms, 2 Double Rooms And 1 Single Room, All With En-Suite Bathrooms Plus Separate 3 Piece Suite Shower Room
- Private Living Quarters Including Lounge, Kitchen, Bedroom, Bathroom And Utility Room
- Off Road Parking To The Front For 2 Cars
- Trading Hotel - approx. £33k turnover 2024





Entrance Vestibule
3' 5" x 4' 8" (1.05m x 1.42m)

Hallway
10' 10" x 3' 6" (3.31m x 1.06m)

Dining Room
11' 0" x 15' 4" (3.36m x 4.68m)

Private Lounge
11' 0" x 14' 6" (3.35m x 4.43m)

Kitchen
9' 0" x 9' 7" (2.75m x 2.92m)

Private Bedroom
14' 9" x 8' 11" (4.50m x 2.72m)

Bathroom
7' 1" x 4' 11" (2.17m x 1.50m)

Utility Room
15' 3" x 7' 6" (4.65m x 2.29m)





1st floor Landing

Bedroom 1

14' 10" x 15' 3" (4.53m x 4.64m)

En-suite

6' 2" x 3' 9" (1.87m x 1.14m)

Bedroom 2

10' 3" x 8' 4" (3.12m x 2.55m)

En-suite

9' 8" x 2' 5" (2.94m x 0.74m)

Bathroom

7' 0" x 3' 8" (2.13m x 1.11m)

2nd Floor Landing

Bedroom 3

12' 0" x 12' 4" (3.66m x 3.75m)

En-suite

6' 4" x 2' 6" (1.93m x 0.77m)

Bedroom 4

10' 4" x 8' 4" (3.16m x 2.55m)

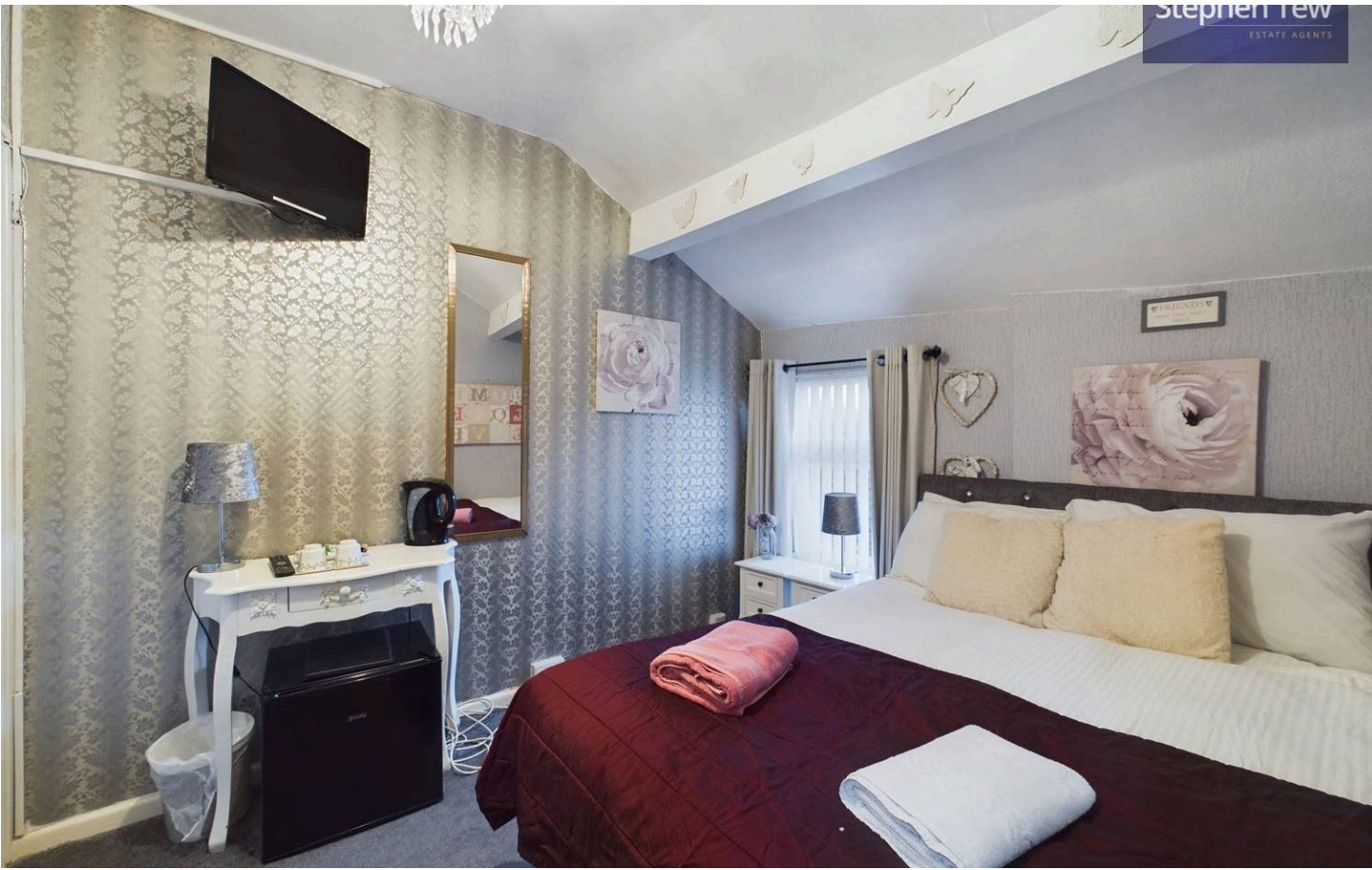
En-suite

3' 8" x 6' 3" (1.11m x 1.91m)

Bedroom 5

9' 6" x 9' 1" (2.90m x 2.76m)













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