



## Hotel in FY4

Withnell Road, Blackpool, Blackpool,  
Lancashire, FY4 1HE

**£90,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Former Guest House situated in South Shore
- ✓ Within close proximity to the Promenade
- ✓ Guest Reception/Dining Room with Licensed Bar
- ✓ Roof recently replaced in 2023
- ✓ Perfect for enjoying the fresh sea

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

RETIREMENT SALE!

Nestled in the heart of the vibrant South Shore area, this 7-bedroom mid-terraced property formerly operated as a Guest House, offering a fantastic new business opportunity. Conveniently located near the iconic Promenade, popular tourist attractions, and a host of local amenities, the property boasts a Guest Reception/Dining Room complete with a licenced bar and well equipped kitchen. The 7 well-appointed Guest Bedrooms, all with en-suites, ensure a comfortable stay for visitors. Additionally, the private Living Quarters feature a Lounge, Bedroom, Office/Storage Room, and Utility area for the owner's convenience. With a substantial portion of the roof recently replaced in 2023 with new slate tiles and a fibreglass roof on the extension, this property is well-maintained and ready for new ownership.

Private Living Quarters comprising of Lounge, Bedroom, Office/Storage Room and Utility

The property's appeal extends beyond its interior, with an outdoor space that complements the bustling atmosphere of South Shore, perfect for enjoying the fresh sea air.

Please note we have not inspected this property.

Price: Starting Bid £90,000

Property Type: Hotel

Business Type: B & B's

Internal Size: 2615 Square Feet

External Size: 2615 Square Feet

Parking: Allocated

## Location

The subject property is located along Withnell Road, Blackpool. The property is well located close to local amenities and transport links. Blackpool's South Pier is a short walk away as well as the closest bus stop being a minutes walk away. The subject property is 85 miles west of Leeds and 55 miles north of Liverpool.

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## Accommodation

7-bedroom mid-terraced property, offering a fantastic business opportunity. Conveniently located near the iconic Promenade, popular tourist attractions, and a host of local amenities, the property boasts a Guest Reception/Dining Room complete with a licenced bar and well equipped kitchen. The 7 well-appointed Guest Bedrooms, all with en-suites, ensure a comfortable stay for visitors. Additionally, the private Living Quarters feature a Lounge, Bedroom, Office/Storage Room, and Utility area for the owner's convenience.

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## Tenure

Freehold. Title number LA412819.

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## Rateable Value

The current rateable value is £3,700 (1 April 2023 to present).

Sourced from VOA.

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## EPC

Available upon request (rating C).

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Approximate total area\*  
1352.12 ft<sup>2</sup>  
125.62 m<sup>2</sup>

(\*Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFI 340

Floor 1

Withnell Road, Blackpool, Blackpool, Lancashire, FY4 1HE

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
**<https://www.simply-residential.co.uk/>**

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