



## Hotel in FY4

Station Road, Blackpool, Lancashire, FY4  
1BE

**£130,000** Starting Bid

## Property features

- ✓ 10 Bedroom Hotel – All En-Suite Plus Lower Ground Floor
- ✓ South Shore, Blackpool
- ✓ Close to Entertainments &
- ✓ In Lovely Order Throughout
- ✓ Substantial Mid Terraced 3 Storey Property

## Description

For sale via secure sale online bidding - terms and conditions apply.

On behalf of Pattinson Auctions, Kenricks are delighted to offer the opportunity to purchase this 10-bedroom hotel plus lower ground floor apartment for sale.

This substantial 3 storey mid terraced property is situated in the heart of Blackpool's South Shore, with the Sandcastle and Pleasure Beach being within a few minutes' walk away.

The adjoining two hotels are also available for sale, offering a potential of 37 Bedrooms.

The property needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £130,000

Property Type: Hotel

Business Type: Hotels

Parking: None

## Accommodation - Ground Floor

Entrance with impressive Hallway leading to:  
Sunlounge with upholstered seating and suspended ceiling.  
Bar Lounge with feature bar with optics and pumps, upholstered seating, neon lighting and suspended ceiling.  
Dining Room with tables and chairs and suspended ceiling.  
Kitchen with wall and base units, stainless steel counters and stainless-steel commercial catering equipment.



## Accommodation - Lower Ground

Beer Cellar.  
Apartment - comprising Bedroom which sleeps 3.  
Kitchen with wall and base units.  
Bathroom with shower, toilet and sink.  
Lounge / Diner / Bedroom which sleeps 4, with separate entrance, sofa beds and suspended ceiling with concealed lighting.



## Accommodation - First Floor

Laundry.  
Toilet and shower.  
1 x Family Suite – comprising 1 x twin room (bunk beds), 1 x family room and 1 x bathroom comprising bath with shower overhead, toilet and sink.  
2 x Family Bedrooms – En-Suite – both sleep 5.  
1 x Family Bedroom – En-Suite.  
1 x Double Bedroom – En-Suite.



## Accommodation - Second Floor

1 x Family Suite comprising 1 x family room with single bed and bunk beds, 1 x family room with double bed and bunk beds, 1 x bathroom with shower, toilet and sink.  
1 x Family Bedroom – En-Suite comprising bath with shower overhead, toilet and sink.  
1 x Family Bedroom – En-Suite.  
2 x Double Bedrooms – both En-Suite one with additional dressing room.



## Exterior

Patio Garden Area to the front of the property with seating for guests.  
Car Parking to the rear for 3 motor vehicles.



## Agent Notes

The hotel is centrally heated and has double glazing. All letting bedrooms have TV's and refreshments. L2 Fire System. CCTV Installed.

Sale subject to the fees, terms and conditions of Pattinson Auctions.



## Business

Accounts on Application.



## Tenure

Freehold, title number LA407777



## EPC

We currently await an updated copy of the EPC.



---

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Station Road, Blackpool, Lancashire, FY4 1BE

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/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

