



## Hotel in FY1

19 St. Chads Road, Blackpool, Lancashire,  
FY1 6BP

**£139,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ 7 Bedroom Licensed Hotel – All En-Suite
- ✓ South Shore, Blackpool
- ✓ Close to Sea, Entertainments & Amenities
- ✓ One of the Finest Hotels of its Size on our Register
- ✓ In Superb Order Throughout

## Description

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

We are pleased to offer to auction this superbly appointed Hotel for Sale.

The Hotel is situated in the busy and popular trading location of St Chads Road in South Shore Blackpool.

Please note we have not inspected this property.

Price: Starting Bid £139,000

Property Type: Hotel

Business Type: B & B's

Internal Size: 3121 Square Feet

External Size: 3121 Square Feet

Parking: Allocated

## Location

The subject property is situated along St Chads Road, just off the popular Lytham Road in South Shore, Blackpool. The area is a large mix of commercial and residential properties with an extremely high level of footfall and traffic and is a short walk to the promenade. Blackpool is located 9.6 miles south of Fleetwood, 17 miles west of Preston and 50 miles northwest of Manchester.

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## Accommodation: Lower Floors

### Ground Floor

Beautifully appointed open plan Dining Room and Bar Lounge with bench seating. Dining Room Area has seating for 14 diners. The bar is in timber with a range of optics. Fitted Kitchen with a range of catering equipment and utensils to cater for all guests.

### Private Accommodation:

Lounge with concealed lighting and patio doors.

Utility Area.

Office / Double Bedroom.

Double Bedroom.

Shower and Toilet with tiling to floor and walls.

### Lower Ground Floor

Storage Area with beer pumps for bar if required.

Storage Area.

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## Accommodation: Upper Floors

### First Floor

1 Family Suite comprising 2 Double Bedrooms – En-Suite.

1 Family Room – En Suite.

1 Double Bedrooms – En-Suite.

Shower and Toilet.

### Second Floor

3 Double Bedrooms – All En-Suite.

1 Twin Bedroom – En-Suite.

EXTERIOR. Paved area to the front. Car Park to the rear providing parking for 1 motor vehicle.

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## Business

Accounts on Application.

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## Tenure

Freehold. Title number LA935576.

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## Rateable Value

The current rateable value is £4,400 (1 April 2023 to present).

Sourced from VOA.

## **Council Tax**

Band A.

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## **EPC**

Available upon request (rating D).

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## **Agent Notes**

All letting bedrooms have T.V.'s and room refreshments.

The hotel is centrally heated and has double glazing. CCTV installed and L2 Fire System.

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

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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.



19 St. Chads Road, Blackpool, Lancashire, FY1 6BP

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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