



## Hotel in FY1

Cocker Street, Blackpool, Lancashire, FY1  
1SF

**£159,950** Starting Bid

Allocated parking

## Property features

- ✓ 10 Bedroom Guest House – 8
- ✓ North Shore, Blackpool
- ✓ Close to Promenade, Town Centre & Amenities
- ✓ Caters for 20 guests
- ✓ In Superb Order Throughout

## Description

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

We are delighted to offer this beautifully appointed 10 Bedroom Guest House for Sale.

This substantial 3 storey property is situated in the excellent trading location of Cocker Street in North Shore Blackpool, which is close to the Promenade, Entertainments and Amenities.

The Guest House has been maintained to an exceptional standard throughout. The roof was replaced in 2014 and all stacks removed.

The Guest House needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £159,950

Property Type: Hotel

Business Type: B & B's

Parking: Allocated

## Location

This substantial 3 storey property is situated in the excellent trading location of Cocker Street in North Shore Blackpool, which is close to the Promenade, Entertainments and Amenities.



## Accommodation

Ground Floor

Impressive Vestibule leading to:

Hallway with Reception.

Dining Room with original featured high ceiling with seating for 20 Diners.

Private Accommodation

Lounge.

Dining Room with wood effect flooring and feature fireplace.

Fitted Kitchen with wall and base units.

Utility Area.

Toilet

Lower Ground Floor - Private Accommodation Continued

Master Bedroom with built in robes.

Shower and Toilet.

First Floor

2 Family Bedrooms - En-Suite.

2 Double Bedroom - Both En- Suite.

1 Single Bedroom - Part En Suite with Shower

Second Floor

4 Double Bedrooms - All En-Suite.

1 Single Bedroom - Part En-Suite with Shower.

Toilet.



## Tenure

Freehold. Title number LA439852



## Rateable value

The adopted rateable value is £4,650 as of 1st April 2023. Sourced from VOA



## Council tax

Band A



## EPC

Available upon request ( Rating C )



## Additional information

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





Cocker Street, Blackpool, Lancashire, FY1 1SF

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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