



## Hotel in FY1

Reads Avenue, Blackpool, Lancashire, FY1  
4BP

**£100,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ 5 Bedroom Guest House – All
- ✓ Central Blackpool
- ✓ Close to Winter Gardens, Entertainments & Amenities
- ✓ In Lovely Order Throughout
- ✓ 1 Bedroom Private

## Description

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

We are pleased to offer this investment property comprising 5 bedroom tenanted Guest House for Lease.

This beautifully appointed 3 storey Guest House is situated in the heart of Blackpool's Town Centre being close to Winter Gardens, Entertainments and the new Re-Development Area.

The hotel is in lovely order throughout and benefits from having 1 bedroom private accommodation and car parking for 2 motor vehicles.

The hotel is currently tenanted on a 5 year FRI lease at a rent of £14,400 per annum.

Viewing highly recommended.

Please note we have not inspected this property.

Price: Starting Bid £100,000

Property Type: Hotel

Business Type: Hotels

Parking: Off Street

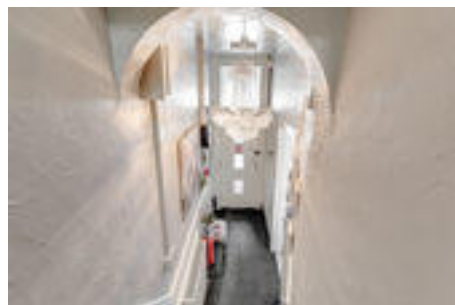
## Location

Situated in the heart of Blackpool's Town Centre being close to Winter Gardens, Entertainments and the new Re-Development Area.



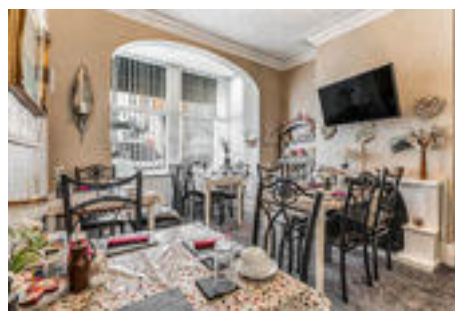
## Accommodation - Ground Floor

Vestibule Entrance leading to:  
Hallway with chandelier lighting.  
Dining Room with seating for all guests.



## Accommodation - Private Accommodation

Lounge with feature fireplace.  
Fitted Kitchen with wall and base units and a range of equipment for all guests.  
Master Bedroom.  
Bathroom comprising three-piece suite.  
Utility Room.



## Accommodation - First Floor

1 Family Bedroom – En-Suite.  
1 Double Bedroom – En-Suite.  
Shower and Toilet.  
Linen Cupboard.



## Accommodation - Second Floor

1 Family Bedroom – En-Suite.  
1 Double Bedroom – En-Suite.  
1 Single Bedroom – En-Suite.  
Linen Cupboard.



## Exterior

Car park to the front providing parking for 2 motor vehicles.



## Agent Notes

The hotel is centrally heated and has double glazing. All letting bedrooms have room refreshments and TV's. We are informed that the property has a new roof. Sale subject to the fees, terms and conditions of Pattinson Auctions.



## Business

Accounts available on request.



## Tenure

Freehold - title number LA617675



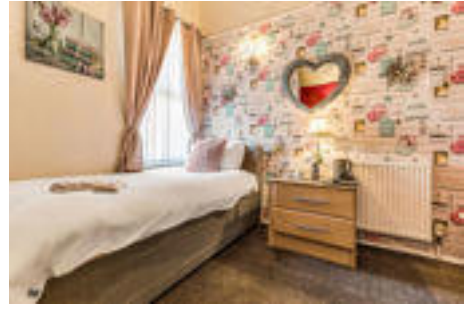
## Council Tax

Band A



## Rateable Value

Future rateable value (from 1 April 2026) £3,750



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## EPC

Rating C, full report available on request.

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## 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.





Reads Avenue, Blackpool, Lancashire, FY1 4BP

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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