



## Commercial Development in FY1

Hornby Road, Blackpool, Lancashire, FY1 4QG

**£255,000** Starting Bid

Tenure

**Freehold**

On Street parking

## Property features

- ✓ 17 Bedroom Licenced Hotel -
- ✓ Central Blackpool
- ✓ Close to Promenade, Entertainments & Amenities
- ✓ Substantial Double Fronted
- ✓ 3 Bedroom Private

## Description

FOR SALE BY AUCTION: terms and conditions apply.

We are delighted to offer this 17 bedroom hotel for sale.

This substantial double fronted 3 storey property is situated in a central position being close to Promenade, Entertainments and Town Centre.

This is a substantially sized property with tremendous potential. The hotel has been operating on a limited basis however recent accounts show a turnover in excess of £50,000 for the previous calendar year.

The property has forecourt and rear parking for 9 motor vehicles.

Viewing recommended.

Ground Floor

Two Separate Entrances leading to:

Hallways

Dining Room catering for 52 guests and includes the Reception / Service Desk

Substantial Commercial Kitchen with a range of catering equipment and utensils.

Laundry Area

Office currently used as a Craft Room.

Private Accommodation

1 Double Bedroom.

2 Single Bedrooms

Lounge

Bathroom comprising 3-piece suite.

Lower Ground Floor

Bar (3 Lines) with Seating for 30 guests

Gas Room / Stock Room

Dry Room

Games Area

2 x Toilets

First Floor

3 Family Rooms- All En-Suite

6 Double Bedrooms – All En-Suite.

Second Floor

4 Family Rooms – All En-Suite.

1 Double Bedroom – En-Suite.

3 Twin Bedrooms – All En-Suite

EXTERIOR; Yard to the rear. Forecourt. rear parking for 9 motor vehicles.

Business: The hotel has been operating on a limited basis owing to the operator's health however the accounts still show annual revenue exceeding £50,000.

Accounts available following a viewing.

AGENTS NOTES: The hotel is central heated, double glazing and there are 6 utility cupboards conveniently situated in the hotel. A fire alarm has been fitted and CCTV installed.

Price: Starting Bid £255,000

Property Type: Commercial Development

Business Type: Hotels

Parking: None, On Street

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## Location

Located in a central position being close to Promenade, Entertainments and Town Centre.

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## EPC

Rating B

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## Tenure

Title number  
LA431837 - Freehold

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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.



Hornby Road, Blackpool, Lancashire, FY1 4QG

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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