



## Hotel in FY1

Lord Street, Blackpool, Lancashire, FY1  
2BD

**£200,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ 7 Bedroom Boutique Hotel -
- ✓ Impressively rated 9.8 on Booking.com 10/10 on Expedia 5/5
- ✓ Central Blackpool
- ✓ Close to Town Centre, Entertainments & Amenities
- ✓ Substantial 4 Storey Property

## Description

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

On behalf of Pattinsons Auctions, Kenricks are delighted to offer this highly acclaimed Adult Only 7-bedroom boutique hotel for sale.

This substantial 4 storey hotel operates on a room only basis and is situated in the heart of Blackpool's vibrant Town Centre, being close to entertainments, shops, and amenities. The hotel is decorated to an exceptional standard throughout with very generous sized rooms and boasts fantastic accounts, bookings and online ratings including 9.8 on Booking.com, 10/10 on Expedia and 5/5 on TripAdvisor. The hotel needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £200,000

Property Type: Hotel

Business Type: Hotels

Parking: None

## Location

Situated in the heart of Blackpool's vibrant Town Centre, being close to entertainments, shops, and amenities.



## Accommodation - Ground Floor

Entrance Hallway with parquet flooring and feature chandelier.  
Owner's accommodation, parquet flooring throughout and chandeliers.  
Toilet



## Owners Accommodation - Ground Floor

Dressing room with double mirrored wardrobes.  
Double Bedroom – En-Suite with walk-in wardrobe.  
Open Plan Lounge / Dining Room, parquet flooring throughout, chandeliers and solid marble dining table. WC and sink.  
Fitted Kitchen with neon strip lighting, anti-slip flooring, wall and base units and a range of catering equipment.  
Bathroom with shower, toilet and sink and tiled walls and floor.



## Accommodation - Lower Ground Floor

Laundry Area.  
Utility Area.



## Accommodation - First Floor

3 Double Bedrooms – All En-Suite.  
Utility Cupboard.



## Accommodation - Second Floor

3 Double Bedrooms – All En-Suite  
Utility Cupboard.



## Accommodation - Third Floor - Penthouse Suite

Double Bedroom – En-Suite.  
Lounge.



## Exterior

There is a yard to the side of the property with an artificial grass area and an area for seating. There is a Garden to the front of the property with artificial grass and bench seating for guests.



## Tenure

Freehold, title number LA879988



## EPC

Rating C, full report available on request.



## Rateable Value

Current rateable value (1 April 2026 to present) £7,200. Sourced from VOA.



## Council Tax

Band A



## Ratings

Impressively rated 9.8 on Booking.com

10/10 on Expedia

5/5 on TripAdvisor



## Agent Notes

The hotel has gas central heating provided by 2 boilers and double glazing.

All letting rooms have additional seating and tables – either leather sofas or bespoke armchairs. Bedrooms also each contain a fridge, an iron & ironing board, a safe, a Smart TV and a granite style breakfast bar which includes a kettle and standard hotel refreshments.

The hotel is currently operating on a predominantly weekend only basis.

We are informed that over £30,000 worth of bookings have already been placed for the forthcoming calendar year.

Trading could easily be expanded by offering additional trading hours and with the introduction of breakfast.

Oak glass-topped tables and wooden chairs are available to be included with the purchase.

The owners have advised they would be willing to sell furniture in the owner's accommodation by separate negotiation.

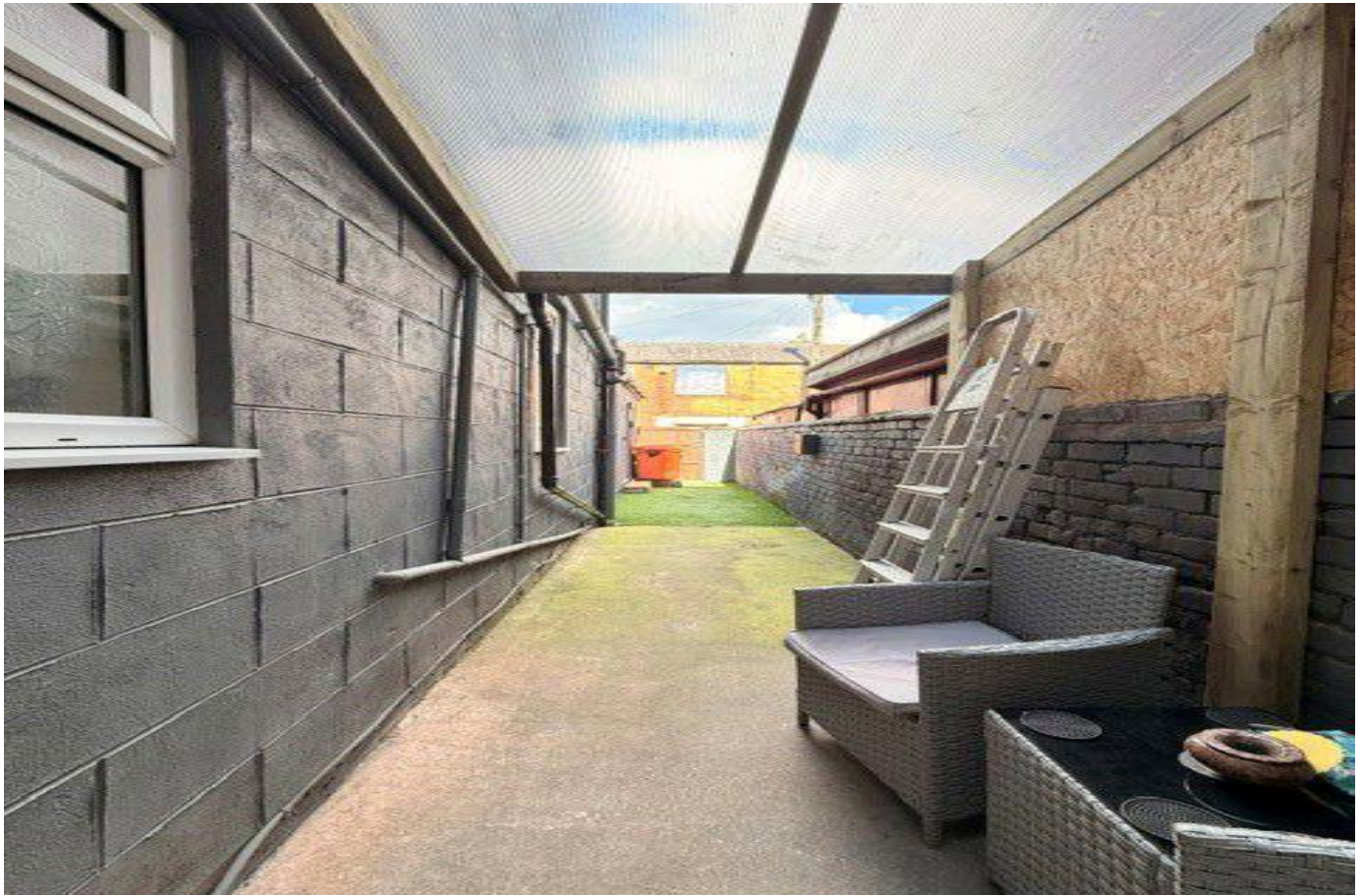
Sales subject to the fees, terms and conditions of Pattinson Auctions.



## 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.





Lord Street, Blackpool, Lancashire, FY1 2BD

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

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

