



## Hotel in FY2

Knowle Avenue, Blackpool, Blackpool,  
Lancashire, FY2 9RR

**£210,000** Starting Bid

Tenure

**Freehold**

Garage parking

## Property features

- ✓ 12 Bedroom Hotel – 11 En-Suite
- ✓ North Shore, Blackpool
- ✓ Close to the Prestigious Queens Promenade
- ✓ In Good Order Throughout
- ✓ Substantial 3 Storey Property

## Arrange a viewing

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Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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

We are pleased to offer to auction this substantial semi-detached 3 storey property is situated in the desirable location of Knowle Avenue, close to the prestigious Queens Promenade in North Shore Blackpool. This deceptively large period property is in good order throughout and benefits from having 3-bedroom private accommodation to the ground floor. All rooms have TVs and room refreshments. The hotel is centrally heated and has double glazing. CCTV installed, L2 fire alarms installed. Viewing recommended.

Please note we have not inspected this property.

Price: Starting Bid £210,000

Property Type: Hotel

Business Type: B & B's

Internal Size: 2368 Square Feet

External Size: 2368 Square Feet

Parking: Garage

## Location

The subject property lies conveniently on Knowle Avenue, Blackpool, just a couple of minutes walk from the famous promenade. The surrounding area comprises of additional high standard businesses with plenty of local shops and amenities are nearby. Ease of access is available along the Promenade into Bispham, Cleveleys and towards Fleetwood, and into the Blackpool town centre with its array of tourist attractions and shopping facilities.

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## Accommodation

Ground Floor:

Vestibule Entrance with reception desk leading to:

Wide Hallway and staircase.

Sun Lounge Area.

Guest Lounge with leather seating.

Traditional Open Plan Dining Room with high ceilings.

Fitted Kitchen with wall and base units and a range of catering equipment to cater for all guests.

Private Accommodation:

Lounge.

3 Bedrooms.

Bathroom comprising 3-piece suite with shower over bath.

First Floor:

1 Family Suite Comprising Double Bedroom – En-Suite and Bedroom with bunk beds - En-Suite.

3 Double Bedrooms – All En-Suite and one with bath.

1 Bedroom with bunk beds.

Second Floor:

1 Family Bedroom– En-Suite.

3 Double Bedrooms – All En-Suite.

1 Single Bedroom – En-Suite.

EXTERIOR: Small block paved garden to the front and enclosed Yard to the rear. Garage.

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## Business

Accounts on application, we are informed although a trading hotel, the hotel is predominantly used for NHS staff staying there for a few months. Their rents range from £400 - £420 per calendar month.

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## Tenure

Freehold. Title number LA431590.

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## Rateable Value

The current rateable value is £6,400 (1 April 2023 to present).

Sourced from VOA.

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## EPC

We are currently awaiting a copy of the energy performance certificate.

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## Agent Notes

All rooms have T. V's and room refreshments. The hotel is centrally heated and has double glazing. CCTV installed, L2 fire alarms installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

## **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.



Knowle Avenue, Blackpool, Blackpool, Lancashire, FY2 9RR

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
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