



## Hotel in FY1

St. Chads Road, Blackpool, Blackpool,  
Lancashire, FY1 6BP

**£155,000** Starting Bid

Allocated parking

## Property features

- ✓ 10 bedroom bed & breakfast hotel
- ✓ Within walking distance of the Promenade and local attractions
- ✓ Recently renovated kitchen
- ✓ Freehold title
- ✓ En-suite or private shower room

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

---

0191 737 1154  
commercial@pattinson.co.uk

---

- ✓ 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 10 bedroom bed and breakfast hotel situated in the popular Blackpool seaside resort within walking distance to the Promenade, local shops and attractions.

All rooms have an en-suite or private shower room, tea making facilities and TV. Guest reception room and bar area, dining room and a recently renovated (2022) kitchen with a full range of new appliances, crockery and cutlery including a Belling 7 hob gas cooker. A new boiler was fitted in 2021.

Please note we have not inspected this property.

Price: Starting Bid £155,000

Property Type: Hotel

Business Type: B & B's

Internal Size: 2776 Square Feet

External Size: 2776 Square Feet

Parking: Allocated

## Location

The subject property is situated along St Chads Road, just off the popular Lytham Road in South Shore, Blackpool. The area is a large mix of commercial and residential properties with an extremely high level of footfall and traffic and is a short walk to the promenade. Blackpool is located 9.6 miles south of Fleetwood, 17 miles west of Preston and 50 miles northwest of Manchester.

---

## Accommodation

### Reception

9.82m x 3.81m

Reception/Dining room with bar area. UPVC double glazed window and radiator.

### Bedroom 1

2.73m x 2.18m

Guest Bedroom 1 to the ground floor with wash basin.

### WC

1.14m x 0.93m

Downstairs WC and sink for Bedroom 1.

### Dining Room

4.7m x 4.06m

Guest Dining Room

### Kitchen

3.34m x 3.43m

Recently renovated kitchen with Belling 7 ring hob gas cooker and ceramic 1.5 bowl sink.

### Utility Room

1.75m x 3.3m

Additional Utility room leading off from the kitchen.

### Lounge - Private Living Quarters

3.82m x 3.27m

Lounge in private living quarters.

## Accommodation

Bedroom - Private Living Quarters

2.54m x 3.07m

Bedroom in private living quarters.

Bathroom - Private Living Quarters

1.25m x 2.98m

Shower room in private living quarters.

Bedroom 2

3.1m x 2.41m

Guest Bedroom 2. Double room with UPVC double glazed window, radiator, wash basin, built in wardrobes.

Bathroom 2

1.64m x 2.35m

Private Shower room for Guest Bedroom 2.

Bedroom 3

3.38m x 3.5m

Guest Bedroom 3 to the rear of the property. Twin room with en-suite shower room. Built in wardrobe. UPVC double glazed window window and radiator.

Bedroom 4

5.37m x 5.03m

Guest Bedroom 4 to the front of the property. Family Room with two Double and one single bed. Fitted wardrobes. UPVC double glazed window and door leading to South Facing private balcony with sea views. En-suite bathroom.

---

## Accommodation

Bedroom 5

3.47m x 3.18m

Guest Bedroom 5. Double and single bed. En-suite shower room. UPVC double glazed window and radiator.

Landing 2

Landing to the second floor

Bedroom 6

4.89m x 2.68m

Guest Bedroom 6 to the front of the property. Double Bedroom with en-suite shower room and fitted wardrobes. uPVC double glazed window and radiator.

Bedroom 7

3.67m x 2.59m

Guest Bedroom 7 to the front of the property. Double bed with en-suite shower room and fitted wardrobes. uPVC double glazed window and radiator.

## Accommodation

### Bedroom 8

3.94m x 3.51m

Guest Bedroom 8. Double and single bed with en-suite shower room and fitted wardrobes. uPVC double glazed window and radiator.

### Bedroom 9

3.5m x 2.68m

Guest Bedroom 9. Double bed with en-suite shower room and fitted wardrobes. uPVC double glazed window and radiator.

### Bedroom 10

3.12m x 3.72m

Guest Bedroom 10 to the rear of the property. Double and Single bed with en-suite shower room and fitted wardrobes. uPVC double glazed window and radiator.

### Yard

Yard to the rear of the property with a lean-to storage area.

### Parking - Permit

Parking is available at £5 for 24 hours situated within walking distance from the hotel.

---

## Tenure

Freehold. Title number LA520157.

---

## Council Tax

Band A.

---

## Rateable Value

The current rateable value is £4,450 (1 April 2023 to present).

Sourced from VOA.

---

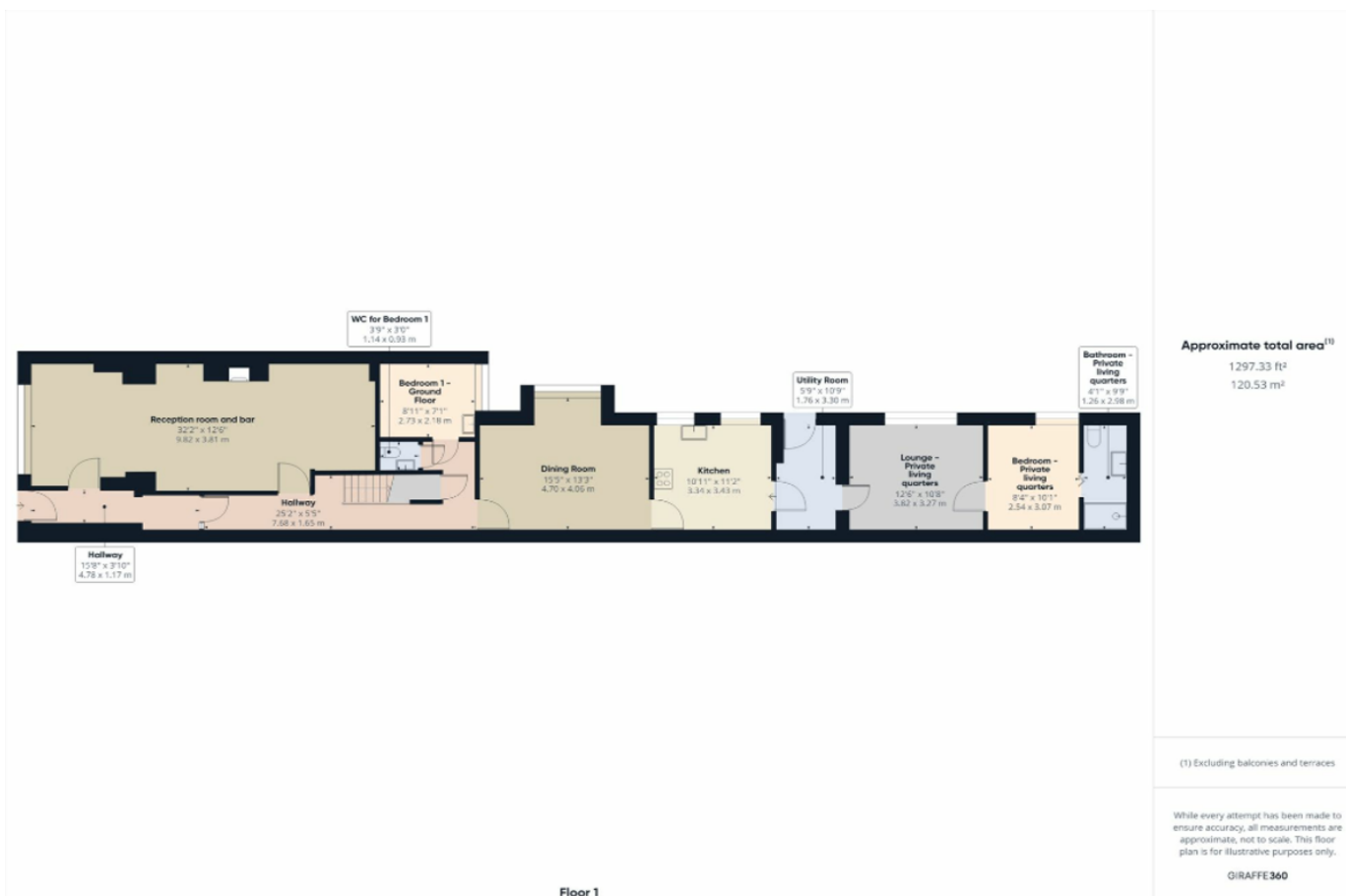
## EPC

Available upon request (rating C).

---

## 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.



St. Chads Road, Blackpool, Blackpool, Lancashire, FY1 6BP

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.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 firms employment has the authority to make or give any representation or warranty in respect of the property.

