

**Auction**

### Hotel in FY1

90 Hornby Road, Blackpool, Lancashire,  
FY1 4QS

**£170,000** Starting Bid

Allocated parking

### Property features

- ✓ 10 Bedroom Licensed Guest House – All En-Suite
- ✓ Central Blackpool
- ✓ Close to Entertainments, Promenade & Amenities
- ✓ In Lovely Order Throughout
- ✓ Catering for 22 Guests

## 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 licensed guest house for sale. The guest house is situated in the busy all year-round trading location of Hornby Road, within close proximity to the Winter Gardens, Promenade and many of Blackpool's amenities. The guest house is in lovely order throughout and benefits from having car parking for up to 5 motor vehicles.

The hotel has double glazing and is centrally heated. L2 Fire system installed. Modern CCTV installed. All letting bedrooms have TVs, and room refreshments. The ground floor bedrooms have disability access. Accounts available upon application. Needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £170,000

Property Type: Hotel

Business Type: B & B's

Parking: Allocated

## Location

The subject property is excellently located on Hornby Road within the town centre of the seaside town, Blackpool. The property is just a mile south of Blackpool train station, providing ease of transport for tourists visiting the area. Blackpool is located at the end of the M55, leading from the M6. Blackpool is 19 miles west of Preston and 53 miles north west of Manchester.

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## Accommodation

### GROUND FLOOR

Main entrance leading to hallway.

Reception/office.

Open plan bar lounge area with a feature bar leading to:

Dining area with suspended ceiling and concealed lights.

Fitted kitchen – with wall and base units and a range of commercial equipment to cater for all guests.

1 Family bedroom (en-suite).

1 Double bedroom (en-suite).

### LOWER GROUND FLOOR

Private accommodation:

Lounge.

Master bedroom.

Shower and toilet.

Storeroom.

Utility area.

### FIRST FLOOR

2 Family bedrooms - (both en-suite).

2 Double bedrooms - (both en-suite).

1 Twin bedroom - (en-suite).

3 Single bedrooms - (all en-suite).

Laundry room.

### EXTERNAL

Car park to the front providing parking for 2 motor vehicles. Secure yard to the rear providing car parking for 1 motor vehicle, plus an additional car park for 2 motor vehicles.

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## Tenure

Freehold. Title number LA440057.

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## Rateable Value

The current rateable value is £5,500 (1 April 2023 to present).

Sourced from VOA.

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## Council Tax

Band A.

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## 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.



90 Hornby Road, Blackpool, Lancashire, FY1 4QS

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**

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