



Hotel in FY1

Promenade, Blackpool, Lancashire, FY1 6AJ

£990,000 Starting Bid

Tenure

Freehold

Visitor parking

Property features

- ✓ Investment Property Comprising Leased Seafront Hotel with 62 En-Suite Bedrooms
- ✓ Superb Promenade Location
- ✓ In Good Order Throughout
- ✓ Currently Draws £120,000 pa
- ✓ Secure 7-Year Lease in Place

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

On behalf of Pattinson Auctions, Kenricks are delighted to offer this investment property comprising a leased Seafront Hotel with 62 En-Suite Bedrooms. The hotel is situated on Blackpool's busy South Promenade between Central and South Pier, close to many of Blackpool's attractions.

The hotel boasts many sea views, a passenger lift and car parking for 22 vehicles. Viewing is Highly Recommended.

Please note we have not inspected this property.

Price: Starting Bid £990,000

Property Type: Hotel

Business Type: Hotels

Parking: Visitor

Accommodation - Ground Floor

Entrance Hall and Reception Area
Lounge / Bar
Dining Room
Sun Lounge
Entertainment Room currently used as an Academy Training Room
Catering Kitchen with a range of stainless-steel equipment and stainless-steel surfaces.
Second separate Kitchen used for preparation
Second Dining Room
Third Kitchen Area
Storage Room
Laundry Room



Private Accommodation

Located at the rear of the ground floor comprising Living Room, Kitchen, Bathroom, Office and 4 Bedrooms.



Accommodation - Lower Ground Floor

Cabaret Bar



Accommodation - First Floor

8 Family Bedrooms – All En-Suite.
5 Double Bedrooms – All En-Suite.
8 Twin Bedrooms – All En-Suite.
4 Single Bedrooms – Both En-Suite.
2 Storerooms.
Built-in robes to Hallway.



Accommodation - Second Floor

8 Family Bedrooms – All En-Suite.
11 Double Bedrooms – All En-Suite.
6 Twin Bedrooms – All En-Suite.
2 Single Bedrooms – Both En-Suite.
4 Storerooms.



Accommodation - Third Floor

2 Family Bedrooms – both En-Suite.
4 Double Bedrooms – All En-Suite.



Exterior

Seating area to the front with garden furniture. Ramp to the side of the hotel. Car Park providing parking for 22 motor vehicles.



Tenure

Freehold, title number LA436973



Business

We have been informed that the hotel is currently leased on a 7-year lease dated from May 2023 at an annual rent of £120,000 per annum.



EPC

Rating C, full report available on request.



Rateable Value

Current rateable value (1 April 2026 to present) £57,500. Sourced from VOA.



Agent Notes

The hotel is centrally heated and has double glazing. All letting bedrooms have TV's and room refreshments. L2 fire alarm is installed.

There is a 4-person passenger lift which covers the lower ground floor, ground floor, first and second floors which is currently out of use.

Sale 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. With regards to viewing subject property, this is to be done strictly by appointment.





Promenade, Blackpool, Lancashire, FY1 6AJ

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

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