



## Commercial Development in FY1

Alexandra Road, Blackpool, Lancashire,  
FY1 6BU

**£300,000** Starting Bid

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ 18 Bedroom Licensed Hotel – 15 Full En-Suite 3 Part En-Suite
- ✓ Separate Purpose-Built Coach
- ✓ South Shore, Blackpool
- ✓ Close to Promenade and Entertainments
- ✓ Substantial 3 Storey Period

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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

Kenricks are delighted to offer this well-known and popular 18 Bedroom Licensed Hotel for Sale.

This substantial 3 storey property is situated in the busy South Shore holiday area of Blackpool, being close to Promenade, entertainment and amenities.

The Hotel also comes with a purpose-built Coach House which has 3 Bedrooms as well as further potential 3-bedroom private accommodation situated on the lower ground floor of the Hotel.

Viewing is Recommended

Please note we have not inspected this property.

Price: Starting Bid £300,000

Property Type: Commercial Development

Business Type: Hotels

Parking: Driveway

## Location

This substantial 3 storey property is situated in the busy South Shore holiday area of Blackpool, being close to Promenade, entertainment and amenities.



## Accommodation - Ground Floor

Impressive Hallway with period wood panelling and feature vintage fireplace with Reception Desk to the rear.  
Bar Lounge with bar containing a range of optics, upholstered seated and tables and parquet flooring.  
Games Room / Additional Lounge with pool table, upholstered seating and tables.  
Dining Room with tables and chairs currently seating for 42 guests.  
Kitchen with range of catering equipment which caters for all guests.  
Utility Room / Laundry Room.  
Toilet.



## Accommodation - Lower Ground Floor (Requires

Potential Private Accommodation  
2 x Double Bedrooms  
Full bathroom comprising 3-piece suite  
Storeroom.  
Sink Area leading to Doorway opening to hatch from outside the front of the property on the ground floor, previously used to drop beer barrels down to lower ground when it was used as a beer cellar.



## Accommodation - First Floor

4 Family Bedrooms - 3 En-Suite, 1 Part En-Suite with wash basin & toilet  
2 Double Bedrooms - Both En-Suite  
3 Single Bedrooms - 2 En-Suite, 1 Part En-Suite with wash basin & toilet.  
Shower Room and toilet (for the sole use of rooms 4 & 5)  
Toilet.  
Laundry Room / Storage.



## Accommodation - Second Floor

2 Family Bedrooms - Both En-Suite

6 Double Bedrooms – 5 En-Suite, 1 Part En-Suite with wash basin & toilet

1 Twin Bedroom – En - Suite

Bathroom comprising a bath, wash basin & toilet (for the sole use of room 10)



## Exterior

Small paved area to the front of the Hotel with bench style seating. Car park to the rear with generous parking for 7 / 8 Motor Vehicles.



## Coach House

Situated to the rear of the car park at the rear of the hotel.

Ground Floor

Entrance leading to:

Generous Open Plan Kitchen / Lounge / Diner.

Bathroom comprising shower, sink, toilet and bidet.

Staircase leading to:

First Floor

3 x Double Bedrooms

Bathroom with 3-piece suite comprising bath, sink and toilet.



## Agent Notes

The current owners have been using the Coach House as private accommodation, however this could be let at a rent of £850 pcm to generate additional income. We are informed that all roofs have recently been renewed. The Hotel is centrally heated and has double glazing.

All Letting Bedrooms have T.V.'s, room refreshments, L2 Fire Alarm System.

Sale subject to the fees, terms and conditions of Pattinsons Auctions.



## Business

Accounts on application, note that the hotel is currently operated on a limited basis



## Tenure

Freehold, title number LA457777.



## EPC

Rating C, full report available on request.



## Council Tax

Band A



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## Rateable Value

Current rateable value (1 April 2026 to present) £16,000. Sourced from VOA.



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## 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.





Alexandra Road, Blackpool, Lancashire, FY1 6BU

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

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