



Commercial Development in FY4

Withnell Road, Blackpool, Lancashire, FY4
1HF

£165,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Small-scale hotel set inside a brick townhouse featuring 11 rooms with en suite or shared
- ✓ A central landing provides access to four bedrooms, three featuring private en-suites, a separate three-piece bathroom, and a
- ✓ Just minutes from the South Pier, Pleasure Beach, and Blackpool South railway station.

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 auction - fees, terms and conditions apply.

Presenting a unique opportunity to acquire a small-scale hotel set within a classic brick townhouse, ideally located just minutes from Blackpool's South Pier, the iconic Pleasure Beach, and Blackpool South railway station. This property spans several floors and features eleven bedrooms, offering a flexible accommodation layout with a mix of en suite and shared bathroom facilities. Upon entering, guests are welcomed into a vestibule that leads to an inner hallway, providing convenient access to the residents' lounge and bar, a well-proportioned kitchen, and a spacious dining room designed to cater for multiple guests. The ground floor also includes two double bedrooms, both benefitting from private en-suite facilities, ideal for owner accommodation or premium guest rooms.

Ascending to the first floor, a central landing provides access to four further bedrooms, three of which feature private en-suite bathrooms, alongside a separate three-piece bathroom and a useful storage room. On the upper floor, the property offers an additional landing and five bedrooms, three with private en-suites, and a separate WC, ensuring flexibility for various guest requirements.

This hotel presents an exciting fixer-upper opportunity for those looking to modernise and add value, with the potential to create a boutique guesthouse or continue operating as a small hotel. The layout is well-suited for both family-run and professional management, with communal areas designed for guest comfort and convenience.

The location is particularly advantageous for attracting leisure visitors, given its proximity to Blackpool's most popular attractions and excellent transport links. This property is being offered for sale via auction (fees, terms, and conditions apply), making it an accessible investment for those seeking a project with significant potential in a thriving seaside destination. Whether you are an experienced hospitality operator or an investor looking to enter the sector, this property offers a rare chance to acquire a characterful building with scope for improvement and value enhancement. Viewings are highly recommended to appreciate the scale, layout, and exceptional location of this hotel, as well as the possibilities for refurbishment and reconfiguration to suit your vision. Do not miss this chance to secure a promising hospitality asset in the heart of Blackpool, ready to be transformed into a standout accommodation offering.

Please note we have not inspected this property.

Price: Starting Bid £165,000

Property Type: Commercial Development

Business Type: Hotels

Location

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Accommodation

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Council Tax

Band A

Tenure

Freehold, title number LA418233

EPC

Rating C - full report available on request.

Additional Information

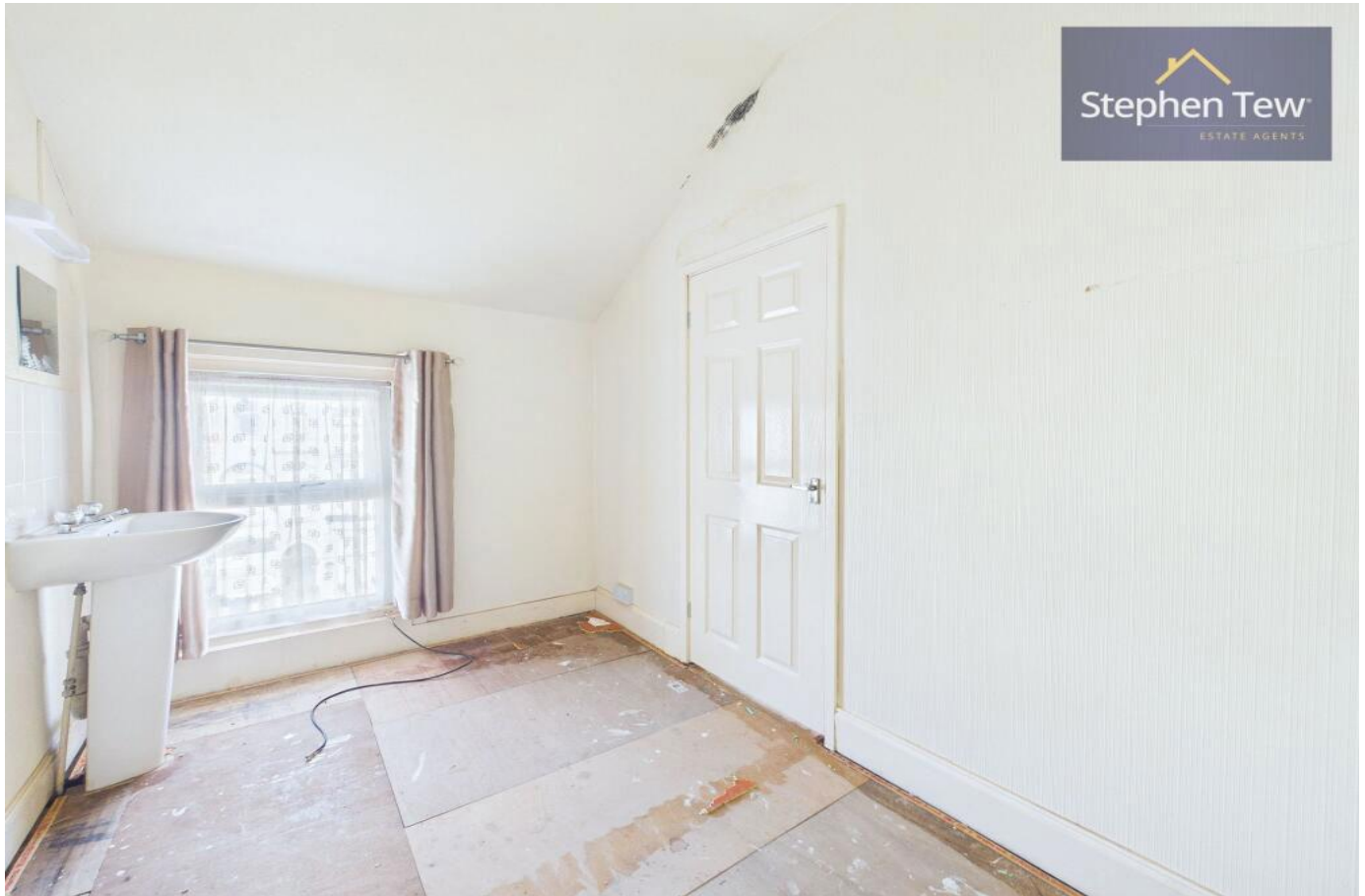
For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Rateable Value

Current rateable value (1 April 2026 to present) £7,900

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Sourced from VOA



Withnell Road, Blackpool, Lancashire, FY4 1HF

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

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commercial@pattinson.co.uk, www.pattinson.co.uk**

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