



## Residential Portfolio in FY4

Station Road, Blackpool, Lancashire, FY4  
1EU

**£185,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ 5 Self Contained Holiday Flats Plus 1/2 Bed Owners Accommodation
- ✓ Lean to which is used as a
- ✓ South Shore, Blackpool
- ✓ Close to Promenade, Entertainments & Amenities
- ✓ In Excellent Order Throughout

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

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0191 737 1154  
commercial@pattinson.co.uk

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

We are delighted to offer these beautifully appointed 5 Self-Contained Holiday Flats plus 1/2 Bedroom Owners Accommodation for sale.

This substantial 3 storey period property is situated in the popular holiday location of Station Road in South Shore, Blackpool, opposite South Pier and close to the Pleasure Beach, Waterpark and Promenade.

The property is in excellent order throughout and needs to be viewed to be fully appreciated.

Viewing is highly recommended.

Please note we have not inspected this property.

Price: Starting Bid £185,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: Allocated

## Location

The subject property is located along Station Road, a busy tourist attraction in South Shore, Blackpool. Surrounded by local amenities and attractions such as South Pier and Pleasure Beach, this property has amazing potential. The closest transport links are Station Road bus and coach station, Blackpool South train station (0.3 mile) and South Pier tram stop (0.3 mile). Blackpool Town Centre is approximately 2 miles away.

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## Accommodation

Ground Floor

Main Entrance leading to:  
Impressive Hallway.

Flat 1

Open Plan Lounge/Kitchen/Diner with wall mounted bed.  
double bed.  
Family bedroom.  
Shower and toilet.

Private Accommodation

Lounge with feature timber ceiling and wood effect flooring.  
Fitted Kitchen with wall and base units.  
Lean to which is used as a Storeroom.  
Bathroom comprising three-piece suite.

Lower Ground Floor – Private Accommodation Continued ,,  
Bedroom.  
Bedroom.  
Storeroom.

First Floor

Flat 3

Open Plan Lounge/Kitchen/Diner.  
Family Bedroom.  
Shower and Toilet.

Flat 4 (Studio Apartment)

Open plan Lounge/Kitchen/Diner with double bed.  
Shower and toilet.

Flat 5

Lounge/Kitchen/Diner.  
Family bedroom.  
Shower and Toilet.

Second Floor

Flat 6

Lounge/Kitchen/Diner with Sofa bed.  
Family Bedroom.  
Shower and Toilet.

EXTERIOR; Landscaped paved Garden area to the front. Car park to the rear providing parking for 6 motor vehicles. Yard area to the side with storage sheds.

## **Business**

The business is trading on a very limited basis due to our clients impending retirement. Accounts on application.

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## **Tenure**

Freehold - Title number LA490805

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## **EPC**

Each Flat has its own EPC rating. Flats 1,2 and 6 (Rating D) and Flats 3,4 and 5 (Rating C)

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## **Rateable Value**

Current rateable value is £4,500 (1 April 2023 to present)

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## **Agent Notes**

Sale subject to the fees, terms and conditions of Pattinson Auctions. The property is centrally heated and has double glazing. All holiday flats have coin operated electric meters.

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## **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.



Station Road, Blackpool, Lancashire, FY4 1EU

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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