



## Hotel in FY4

Station Road, Blackpool, Lancashire, FY4  
1BE

**£125,000** Starting Bid

## Property features

- ✓ 13 Bedroom Hotel – All En-Suite
- ✓ South Shore, Blackpool
- ✓ Close to Entertainments &
- ✓ In Lovely Order Throughout
- ✓ Substantial Mid Terraced 3 Storey Property

## Description

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

On behalf of Pattinson Auctions, Kenricks are delighted to offer the opportunity to purchase this 13-bedroom hotel for sale.

This substantial 3 storey mid terraced property is situated in the heart of Blackpool's South Shore, with the Sandcastle and Pleasure Beach being within a few minutes' walk away.

The adjoining two hotels are also available for sale, offering a potential of 37 Bedrooms.

The property needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £125,000

Property Type: Hotel

Business Type: B & B's

Parking: None

## Location

Situated in the heart of Blackpool's South Shore, with the Sandcastle and Pleasure Beach being within a few minutes' walk away



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## Accommodation - Ground Floor

Entrance with impressive Hallway leading to:  
Sunlounge with laminate flooring and suspended ceiling.  
Arcade Games Room with machines to cater for children of guests.  
Reception Room with reception desk.  
Kitchen with wall and base units and catering equipment to cater for guests.  
Linin Closet.  
1 x Double Bedroom – En-suite.  
1 x Family Bedroom – En-Suite.



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## Accommodation - Lower Ground

Storage / Utility Room.  
Lounge.  
Kitchen.  
Double Bedroom.



## Accommodation - First Floor

1 x Family Suite comprising 1 x single room, 1 x family room, 1 x bathroom with shower, toilet and sink.

1 x Family Bedroom which sleeps 6, with dining area – En-Suite.

1 x Family Bedroom – En-Suite.

1 x Double Bedroom with shower cubicle in bedroom area – En-Suite with toilet and sink.

1 x Double Bedroom – En-Suite.



## Accommodation - Second Floor

4 x Family Bedrooms – En-Suite.

2 x Double Bedrooms – En-Suite.



## Exterior

Patio Garden Area to the front of the property with seating for guests.



## Agent Notes

The hotel is centrally heated and has double glazing. All letting bedrooms have TV's and refreshments. L2 Fire System.

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



## Tenure

LA407255 - Freehold

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## Rateable Value

Future rateable value (from 1 April 2026) £12,000. Sourced from VOA.



## 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 e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Station Road, Blackpool, Lancashire, FY4 1BE

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