



**Hotel in FY2**

Holmfield Road, Blackpool, Lancashire,  
FY2 9TB

**£315,000** Starting Bid

Tenure

**Freehold**

On Street parking

**Property features**

- ✓ Licensed Hotel 6 En-Suite, Adjoining Guest House 5 En-Suite, Plus Separate 2 Bedroom Chalet.
- ✓ North Shore, Blackpool
- ✓ Close to the Prestigious Queens Promenade
- ✓ Substantial 3 Storey Property
- ✓ Catering for 34 Guests in Total

## 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 secure sale online bidding - terms and conditions apply.

We are delighted to offer this well-run enterprise comprising a Licensed Hotel - 6 Bedroom En-Suite, Adjoining Guest House – 5 Bedroom En-Suite, Plus Separate 2 Bedroom Chalet.

This substantial 3 Storey period property is situated in North Shore Blackpool being close to the prestigious Queens Promenade. The premises have been maintained to a high standard throughout needs to be viewed to be fully appreciated.

No.20 The Beaucliffe Continental

Ground Floor-

Main Entrance leading to:

Hallway.

Open Plan Lounge and Games Room with log burner.

Dining Room catering for 16 guests.

Toilet.

1 Family Bedroom – En -Suite.

First Floor-

2 Family Bedrooms - Both En -Suite.

1 Double Bedroom-En-Suite.

1 Single Bedroom.

EXTERIOR; Garden to the front of the property with artificial grass. Secluded garden area to the rear with seating for 8 guests.

Leading to:

Private Chalet

1 Double Bedroom.

1 Twin Bedroom.

Shower Room with sink & toilet.

No. 22 The Beaucliffe Hotel

Ground Floor-

Main Entrance leading to:

Reception.

Dining Room catering for 18 guests.

Fully Fitted Bar (3 Beer lines) with Lounge with seating for 10 guests.

Large Fitted Kitchen with non-slip flooring, wall and base units and a range of catering equipment and utensils to cater for all guests.

Boiler Room with laundry facilities.

Garage.

Private Accommodation-

Lounge up to:

Shower room and Bedroom.

First Floor-

1 Family Bedroom – En-Suite.

2 Double Bedrooms – Both En-Suite.

Large Utility Room.

Second Floor-

1 Double Bedroom – En-Suite.

1 Family Bedroom – En-Suite.

1 Family Suite comprising Double Bedroom & Twin Bedroom with Bathroom.

EXTERIOR; Car park with parking for 6 motor vehicles. Garden to the front of the property with artificial grass.

AGENTS NOTES: Both Businesses each have their own individual electric supply, are centrally heated (via a shared supply) and have double glazing. All letting bedrooms have Smart TV's, mini fridges and room refreshments. There is significant loft space in number 20 which could be used for an additional 2 double bedrooms subject to planning permission. L2 Fire alarm is installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on application.

TENURE: Freehold.

Price: Starting Bid £315,000

Property Type: Hotel

Business Type: B & B's

Parking: On Street

## Description

We are delighted to offer this well-run enterprise comprising a Licensed Hotel - 6 Bedroom En-Suite, Adjoining Guest House – 5 Bedroom En-Suite,  
Plus Separate 2 Bedroom Chalet.



## Location

Situated in North Shore Blackpool being close to the prestigious Queens Promenade



## Tenure

Freehold - Title number LA469868 & LA432425



## 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.





Holmfield Road, Blackpool, Lancashire, FY2 9TB

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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