



## Hotel in FY2

King Edward Avenue, Blackpool,  
Lancashire, FY2 9TA

**£170,000** Starting Bid

Tenure

**Freehold**

Garage parking

## Property features

- ✓ In Stunning Order Throughout
- ✓ Potential to cater for 18 guests
- ✓ Operating on a Mid-Week only
- ✓ Strong Trading Accounts
- ✓ Potential to Increase Trade

## Arrange a viewing

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Commercial National

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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 this rare opportunity to purchase this beautifully appointed 9-bedroom Hotel.

The premises is in beautiful order throughout and currently operates as a destination hotel offering holidays for crafting enthusiasts.

The hotel is situated within close walking distance to the prestigious Queens Promenade in North Shore Blackpool.

The current business model is based solely off mid-week full board holidays, therefore there is huge potential to increase trade.

Ground Floor

Vestibule.

Hallway

Sunlounge – currently used as a gift shop.

Dining Room with potential to cater for 18 guests.

Lounge with sofas and armchairs for 10 guests.

Private accommodation

Lounge

Fitted kitchen with wall/base units with a range of catering equipment and utensils to cater for all guests

Utility room/toilet with sink

Studio/workshop

## EXTERIOR

Patio area to the front with seating for guests.

Enclosed yard to rear featuring planted raised borders.

Garage.

EXTERIOR: Feature Garden area to the front and side with seating for guests.

## Property features

Potential to cater for 18 guests

## First Floor

1 x Twin Bedroom – En-Suite

1 x Family Room – En-Suite

1 x Single Room – En- Suite

1 x Double Bedroom – En-Suite currently used by the owner.

Utility Room currently used as an Office.

Toilet

## Second Floor

3 x Double Bedrooms – All En-Suite

1 x Single Bedroom – En-Suite

1 x Double Bedroom currently used as storage.

AGENTS NOTES: All letting bedrooms have wall mounted flat screen TV's. The hotel is centrally heated and has double glazing. L2 Fire Alarm System installed.

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

BUSINESS: Accounts on application

Price: Starting Bid £170,000

Property Type: Hotel

Business Type: Hotels

Parking: Garage, On Street

## Description

A 9 Bedroom Hotel – All En-Suite - North Shore, Blackpool



## Location

Close to the Prestigious Queens Promenade



## EPC

This property's energy rating is B





## Tenure

LA423697 - Freehold



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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.





King Edward Avenue, Blackpool, Lancashire, FY2 9TA

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

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