



Hotel in FY1

St. Chads Road, Blackpool, Lancashire, FY1 6BP

£240,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ 7 Bedroom Licensed Guest House – All En-Suite
- ✓ South Shore, Blackpool
- ✓ Close to Promenade, Entertainments and Amenities
- ✓ In Excellent Order Throughout
- ✓ Superb Trading Accounts

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
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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 7-bedroom Licensed Guest House.

The Hotel is situated in the popular holiday location of St Chads Road, being close to the Promenade, Entertainments and Attractions.

The Hotel is in stunning order throughout which is reflected in the consistently high trading accounts.

Viewing is highly recommended.

Please note we have not inspected this property.

Price: Starting Bid £240,000

Property Type: Hotel

Business Type: Hotels

Parking: Allocated

Location

The Hotel is situated in the popular holiday location of St Chads Road, being close to the Promenade, Entertainments and Attractions.



Accommodation - Lower Ground

Tank room
2 Storerooms



Accommodation - Ground Floor

Main entrance leading to:
Hall
Fabulous open plan Bar Lounge, with easy sofa and upholstered seating.
Well-equipped centre Bar Counter.
Dining Area with individual table for each room.
Fitted Kitchen with an extensive range of commercial catering equipment and non-slip flooring
Utility room/ laundry & storage, meter cupboard.
Office.



Accommodation - First Floor

3 Double Bedrooms - All En-Suite
Utility Room



Accommodation - Second Floor

3 Double Bedrooms - All En-Suite
1x Twin Bedroom - En-Suite
Utility Cupboard



Private Accommodation

Lounge area
Master Bedroom with access to rear garden.
Wet Room with Toilet.



Exterior

Small paved garden area to the front with seating for guests.
Private garden to the rear, previously car parking for 1 motor vehicle.



Agent Notes

The Hotel is Gas Central Heated on a Hive with individual thermostats on all radiators. Pressurised hot water tank and has double glazing. All letting bedrooms have Nespresso coffee machines & flat screen TVs. Super-Fast Broadband. CCTV which can be accessed via mobile app. Eufy video doorbell which can be accessed via mobile app. L2 Fire Alarm system installed. Sale subject to the fees, terms and conditions of Pattinson Auctions.



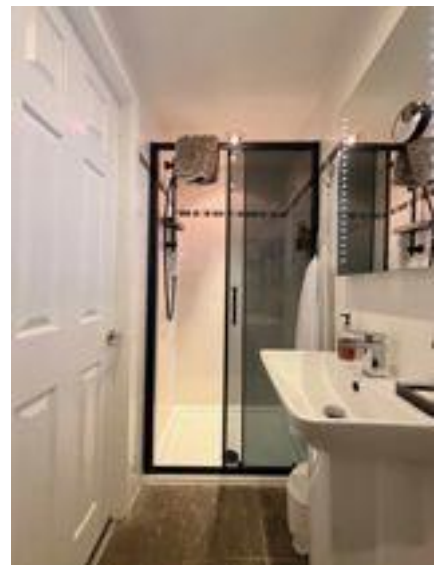
Tenure

Freehold. Title number LA480237.



Rateable Value

Current rateable value (1 April 2023 to present) £4,150
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



Council Tax

Band A



Business

Accounts on application. The owners have operated the guest house since 2006 and have a strong repeat customer base supported by online booking portals with excellent reviews.



EPC

Rating B, full report available upon request.



Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on 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.





St. Chads Road, Blackpool, Lancashire, FY1 6BP

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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