



**Hotel in FY1**

Wellington Road, Blackpool, Blackpool,  
FY1 6AR

**£123,000** Starting Bid

Tenure  
**Freehold**

**Property features**

- ✓ Currently Operating as a Hotel
- ✓ Highly Desirable Location
- ✓ Immediate 'exchange of contracts' available
- ✓ Viewing Recommended

## 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.

This impressive mixed-use property presents a lucrative investment opportunity in a highly desirable location, just moments from the seafront and within close proximity to a range of local amenities and excellent transport links.

Currently operating as a six-bedroom hotel, the property is offered for sale on a freehold basis via the Modern Method of Auction with Pattinsons, providing flexibility for both experienced investors and those seeking a spacious residential dwelling (subject to the necessary approvals). The well-designed layout begins with a welcoming hallway that provides access to the reception area, a comfortable lounge, the first bedroom complete with its own en-suite bathroom, a separate bathroom, both areas of the generously sized kitchen, and a practical utility room. Stairs ascend to a bright landing on the upper floor, which houses four further bedrooms, each benefiting from private en-suite facilities, ensuring maximum comfort and privacy for guests or family members. The basement level offers additional versatility with a private bathroom and a well proportioned bedroom, ideal for staff accommodation, guest use, or conversion to suit individual requirements. Throughout, the property is presented to a good standard, with modern fixtures and fittings that enhance its appeal as a hospitality venue or a substantial family home. The configuration of the accommodation allows for a seamless transition between commercial and residential use, making this an attractive proposition for buyers seeking multiple options for future development. Whether retained as a thriving hotel business or transformed into a spacious home with ample room for extended family living, this property's adaptable layout and prime location are sure to impress.

The sale by modern auction offers a transparent and accessible route to purchase, appealing to a wide range of buyers. Early viewing is highly recommended to appreciate the scope and potential of this unique property in a sought-after coastal setting.

Please note we have not inspected this property.

Price: Starting Bid £123,000

Property Type: Hotel

Business Type: B & B's

Flooded in last 5 years: No

Flood defences: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

## Location

Highly desirable location, just moments from the seafront and within close proximity to a range of local amenities and excellent transport links.

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## Accommodation

Hallway

37' 0" x 5' 2" (11.27m x 1.58m)

Reception Area

7' 4" x 15' 1" (2.24m x 4.60m)

Lounge Area

13' 9" x 14' 2" (4.20m x 4.31m)

Bedroom 1

8' 1" x 12' 2" (2.46m x 3.71m)

En-suite

3' 2" x 6' 11" (0.97m x 2.10m)

Bathroom

9' 7" x 9' 8" (2.92m x 2.95m)

Kitchen

11' 6" x 6' 8" (3.51m x 2.04m)

Kitchen

6' 8" x 16' 10" (2.03m x 5.13m)

Utility

7' 9" x 6' 11" (2.37m x 2.12m)

Landing

3' 10" x 6' 6" (1.16m x 1.97m)

Landing

9' 3" x 2' 11" (2.82m x 0.90m)

Bedroom 2

11' 6" x 12' 3" (3.50m x 3.74m)

En-suite

2' 9" x 8' 4" (0.83m x 2.55m)

Bedroom 3

13' 10" x 10' 10" (4.22m x 3.29m)

En-suite

3' 11" x 6' 1" (1.19m x 1.86m)

YARD

ON STREET

1 Parking Space

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## Tenure

Freehold, title number LA640553

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## EPC

Rating C, full report available upon request.

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## Council Tax

Band A

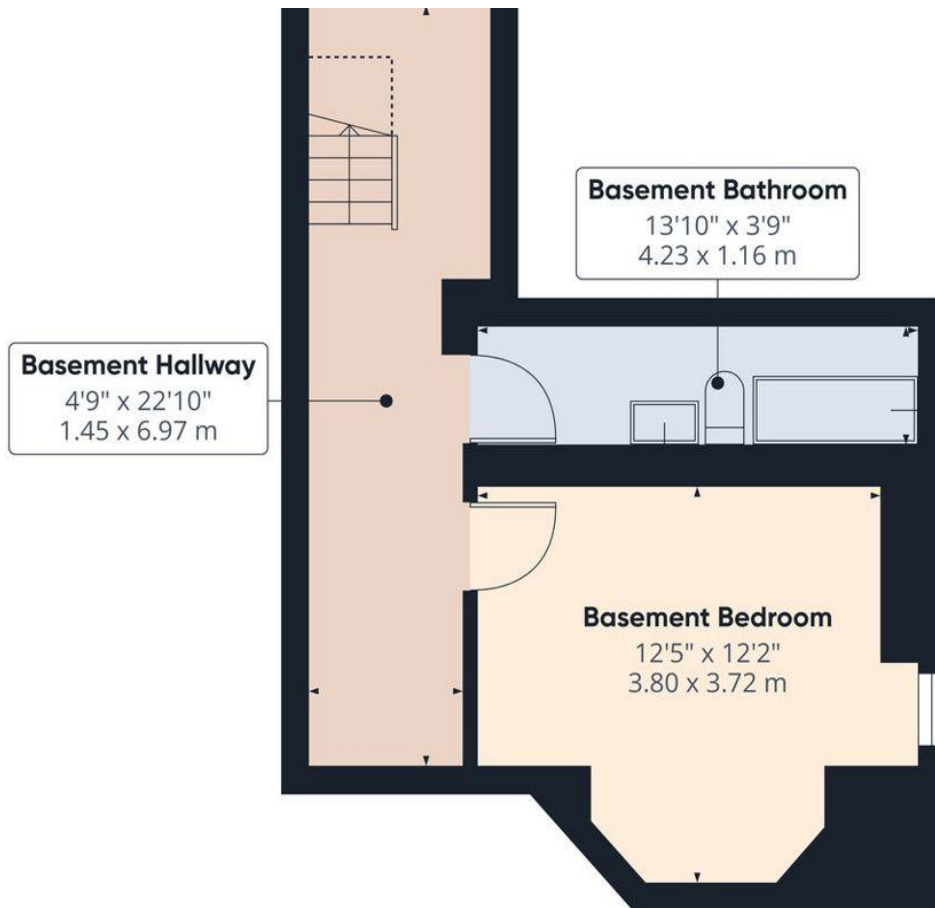
## **Rateable Value**

Future rateable value (from 1 April 2026) £4,750. Sourced from VOA.

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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.



**Approximate total area<sup>(1)</sup>**

308 ft<sup>2</sup>  
28.6 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Wellington Road, Blackpool, Blackpool, FY1 6AR

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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