



### Hotel in FY4

Clifton Drive, Blackpool, Lancashire, FY4 1NT

**£240,000** Starting Bid

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Trading 11 Bedroom Hotel in
- ✓ Fantastic Location
- ✓ Close to Blackpool Pleasure Beach, The Promenade and Local
- ✓ Excellent Transport Links
- ✓ 11 Guest Bedrooms all Boasting En-suite Facilities

## 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 pleased to offer to auction this exceptional semi-detached hotel presents a unique opportunity to acquire a thriving 11-bedroom establishment in the heart of Blackpool. The property currently operates as a successful 11-bedroom hotel, nestled in a prime location just moments away from Blackpool Pleasure Beach, the bustling Promenade, and a plethora of local attractions. Boasting excellent transport links, the hotel is conveniently situated just a minute's walk from the train station and providing easy access to tram lines and local public transport networks.

The accommodation comprises 11 guest bedrooms, each offering en-suite facilities, along with a guest reception lounge, a , licensed bar with seating, and a spacious dining area. Additionally, the property features private living quarters, including a lounge with patio doors leading to a private yard, a bedroom, and a bathroom. This well-maintained hotel presents a lucrative opportunity for investment.

Externally, the property benefits from a private yard to the rear, offering a secluded outdoor space to relax and unwind. Furthermore, off-road parking is provided at the front of the property, with space for up to 3 cars, ensuring convenient and secure parking facilities for both guests and owners alike. Don't miss out on the chance to own this charming hotel in a sought-after location, with endless possibilities for further development and growth. Whether you are an experienced hotelier looking to expand your portfolio or a discerning investor seeking a lucrative business opportunity, this property is sure to impress with its impressive amenities and prime location.

Please note we have not inspected this property.

Price: Starting Bid £240,000

Property Type: Hotel

Business Type: Hotels

Internal Size: 3659 Square Feet

External Size: 3659 Square Feet

Parking: Allocated

## Location

The property is well situated on Clifton Drive. The hotel is situated in the South Shore area of Blackpool, next to the Pleasure Beach, 2 miles from the town centre.

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## Accommodation

Ground Floor:

Guest Reception, Dining Area And Licensed Bar, Staff Kitchen, Guest WC

Private Quarters:

Comprising of; Lounge, Bedroom And Bathroom

1st Floor:

Bedroom 1

Double Room With En-suite Boasting Sea Views

Bedroom 2

Double Room With En-suite Boasting Sea Views

Bedroom 4

Family Room Comprising Of Double & Bunk Beds With En-suite

Bedroom 5

Family Room Comprising Of Double & Single Bed With En-suite

Bedroom 6

Double Room With En-suite

2nd Floor:

Bedroom 7

Double Room With Separate Sitting Room And En-suite Boasting Sea Views

Bedroom 8

Double Room With En-suite Boasting Sea Views

Bedroom 9

Double Room With En-suite

Bedroom 10

Family Room Comprising Of Double And Bunk Beds With En-suite

Bedroom 11

Double Room With En-suite

Bedroom 12

Double Room With En-suite

Outside Spaces

Yard

Private yard to the rear

Parking Spaces

Off road parking for 3 cars to the front

## Tenure

Freehold. Title number LA464043.

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## Rateable Value

The current rateable value is £6,000 (1 April 2023 to present).

Sourced from VOA.

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## Council Tax

Band A.

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## EPC

We are currently awaiting a copy of the energy performance certificate.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto: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.



Clifton Drive, Blackpool, Lancashire, FY4 1NT

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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