

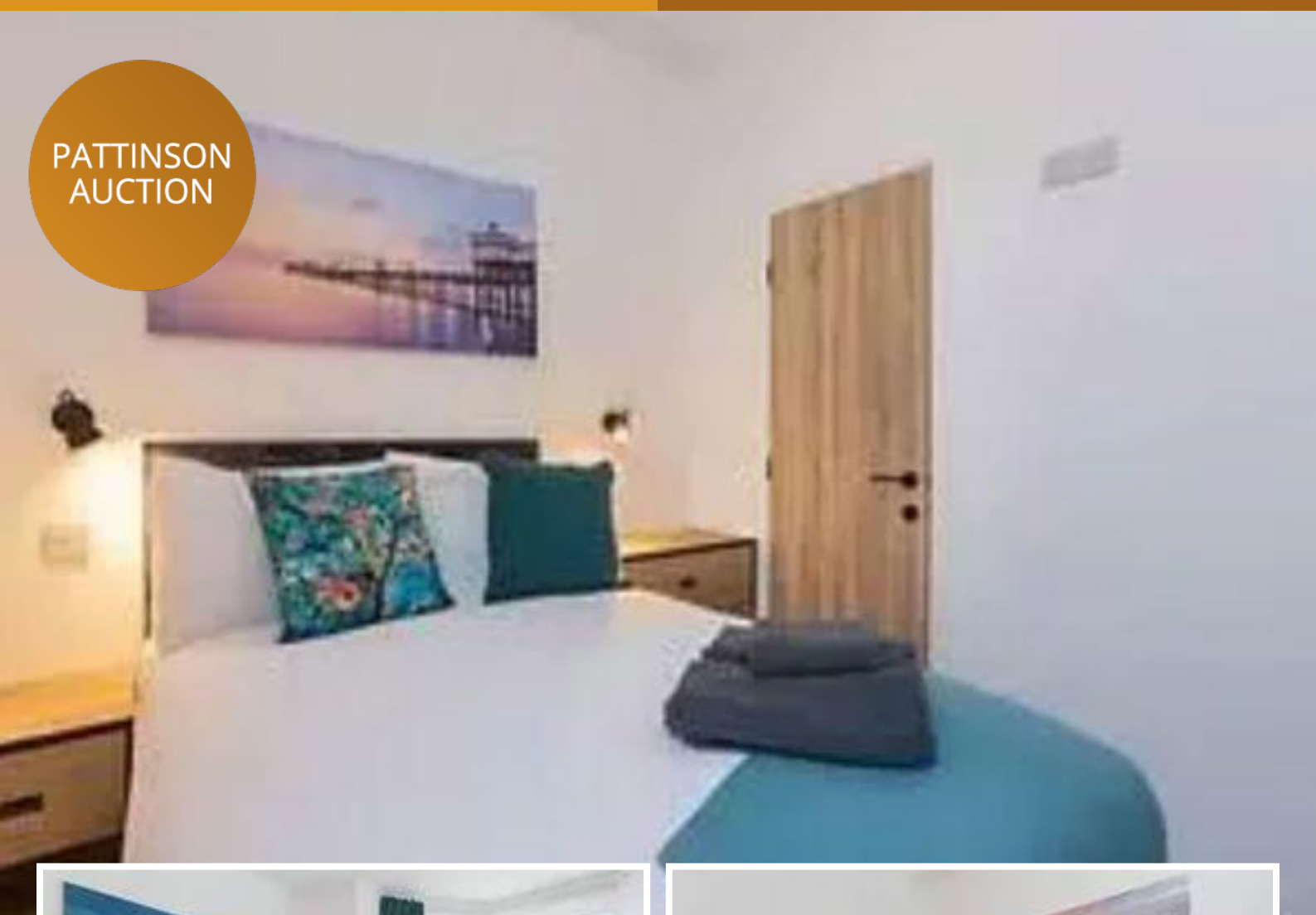
Hotel in FY1

Vance Road, Blackpool, Blackpool
Lancashire, FY1 4QD

£165,000 Starting Bid

- ✓ Newly Refurbished Short Stay Holiday Lets
- ✓ Turnkey Investment Opportunity
- ✓ Prime Blackpool Location

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AUCTION



Summary

- Property Type: Hotel - Parking:
- Price: Starting Bid £165,000

Description

The Western Blackpool for sale - A beautifully refurbished, room-only hotel offering a stylish and contemporary interior throughout. This turnkey investment combines modern design, high-quality finishes, and a strong trading location, making it an exceptional opportunity for investors or operators seeking a ready-to-go hospitality business in one of the UK's most popular seaside towns. The property features spacious, well-appointed rooms, each designed with comfort and functionality in mind. The décor is simple yet elegant, offering a relaxing atmosphere ideal for both families and couples.

Each room is equipped with large flatscreen TVs, comfortable beds, and triple-glazed windows, ensuring guests enjoy a restful night's sleep. The hotel currently offers two dog-friendly rooms, appealing to a wide market segment and enhancing year-round occupancy potential.

The gross rental income for the last 12 months was approx £90k

Rooms:

Room 1 - Double Deluxe

This room briefly comprises of: One luxury double bed, En-suite with shower, 55" flatscreen TV, Two comfy chairs, Ceiling Fan, Storage space for clothes and accessories, Tea and coffee making facilities This room category sleeps a maximum of 2 persons.

Room 2 - Family Room

Room 3 - Standard Double

This room briefly comprises of: One small (4 foot) double bed, En-suite with shower, 50" flatscreen TV, Ceiling Fan, Storage space for clothes and accessories, Tea and coffee making facilities This room category sleeps a maximum of 2 persons.

Room 4 - The Deluxe Family Suite

This room briefly comprise of: Main bedroom: Luxury double bed, En-suite with shower, 65" flatscreen TV, Ceiling Fan, Storage for clothes & accessories, Tea and coffee making facilities Second bedroom: Triple bunk bed, 40" flatscreen TV, Ceiling Fan Sleeps five and comprises two separate rooms for extra comfort.

Room 5 - Deluxe Double

This room briefly comprises of: One luxury double bed, En-suite with shower, 55" flatscreen TV, Two comfy chairs, Ceiling Fan, Storage space for clothes and accessories, Tea and coffee making facilities This room category sleeps a maximum of 2 persons.

Room 6 - Superior Double

This room briefly comprises of : One Luxury double bed, En-suite with shower, 40" flatscreen TV, Ceiling Fan, Storage space for clothes and accessories, Tea and coffee making facilities This room category sleeps a maximum of 2 persons.

Room 7 - Standard Room

This room briefly comprises of: One small (4 foot) double bed, En-suite with shower, 50" flatscreen TV, Ceiling Fan, Storage space for clothes and accessories, Tea and coffee making facilities This room category sleeps a maximum of 2 persons.

Room 8 - The Deluxe Family Suite

This room briefly comprise of: Main bedroom: Luxury double bed, En-suite with shower, 65" flatscreen TV, Ceiling Fan, Storage for clothes & accessories, Tea and coffee making facilities Second bedroom: One double bunk bed, 40" flatscreen TV, Ceiling Fan Sleeps four and comprises two separate rooms for extra comfort.

Room 9 - Deluxe Double Room

This room briefly comprises of: One luxury double bed, En-suite with shower, 55" flatscreen TV, Two comfy chairs, Ceiling Fan, Storage space for clothes and accessories, Tea and coffee making facilities This room category sleeps a maximum of 2 persons.

Room 10 - Superior Double Room

This room briefly comprises of : One Luxury double bed, En-suite with shower, 40" flatscreen TV, Ceiling Fan, Storage space for clothes and accessories, Tea and coffee making facilities This room category sleeps a maximum of 2 persons.

Description

A refurbished, room-only hotel offering a stylish and contemporary interior throughout.

- Rental return of around £90k per annum.



Location

Prime Blackpool Location



Parking

Parking

Unfortunately due to the location of the property, there is no on-site parking to our guests nor on-street parking directly on Vance Rd. There are however, many parking opportunities in Blackpool please see below the closest to the location Central Car Park - the nearest car park on Seaside Way/Central Drive, only 100m away Bonny Street Car Park - some 200m away on Bonny Street South King Street Car Park - 340m away on South King Street Houndshell Car Park - 350m away. Access after closing at the right hand side of the external New Look entrance, opposite the Winter Gardens.



Tenure

Freehold - Title number LA416789



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Vance Road, Blackpool, Blackpool, Lancashire, FY1 4QD

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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