



Hotel in FY1

Promenade, Blackpool, Lancashire, FY1 6BH

£575,000 Starting Bid

Allocated parking

Property features

- ✓ 28 Bedroom Licensed Hotel – All En-Suite
- ✓ South Shore, Blackpool
- ✓ Situated on The Prestigious South Promenade Substantial 4 Storey Building
- ✓ In Good Order Throughout
- ✓ Restaurant with 65 Covers

Arrange a viewing

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Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

On behalf of Pattinson Auctions, Kenricks are delighted to offer this 33-bedroom licensed hotel for sale.

This substantial 4 storey sea front property is situated on the prestigious South Promenade in Blackpool, positioned between Central Pier and South Pier being close to entertainments and amenities.

The hotel is currently tenanted with the leaseholder paying £48,000 per annum however the hotel is offered with vacant possession or with the option of retaining the tenant.

The restaurant could cater for up to 100 diners.

Viewing recommended.

Price: Starting Bid £575,000

Property Type: Hotel

Business Type: Hotels

Parking: Allocated

Location

Situated on the prestigious South Promenade in Blackpool, positioned between Central Pier and South Pier being close to entertainments and amenities.

Accommodation - Ground Floor

Ground Floor

Main Entrance leading to:

Hallway.

Reception foyer with mixed seating.

Lift to all floors. (Currently out of service)

Office

Accessible Toilet

REF: 00H623M

Dining Room decorated to a high standard with wood laminate flooring and seating for 65 guests.

Commercial Kitchen with a range of catering equipment and utilities to cater for all guests.

Games Room with seating for 24 guests.

Bar Lounge with 4 Beer Lines and seating for 50 guests.

4 x Toilets.

Private Accommodation

2 single rooms

1 triple room

1 double room

Accommodation - Lower Ground Floor

Kitchen with three storage rooms:

Boiler Room (2 Boilers)

Dray Room (4 Lines)

Meter Room.

Accommodation - First Floor

1st floor - 15 rooms in total
3x single room
1x family room - 4 person
3x triple room
5x double room
3x twin room

Accommodation - Second Floor

2nd floor - 8 rooms in total
1x family room - 4 person
2x twin room
2x double room
3x triple room

Accommodation - Third Floor

3rd floor - 10 rooms in total
1x family room - 5 person
6x double room
1x triple room
2x twin room

Exterior

Car park to the front providing parking for 24 motor vehicles

Agent Notes

The hotel is double glazed and has central heating. L2 Fire Alarm System. CCTV. We are informed that the electrical infrastructure has recently been refitted throughout the hotel and there is potential for 5 more letting rooms. There is a brand new roof with a 25 year guarantee.

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

Business

The hotel is currently let on 10 year FRI Lease which expires in 2030. The tenant currently pays £45,000 per annum with a rent review every 3 years.

Tenure

Freehold, title number LA447102

EPC

Rating C, full report available on request.

Rateable Value

Current rateable value (1 April 2026 to present) £11,750
Sourced from VOA.

Council Tax

Band A

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.



Promenade, Blackpool, Lancashire, FY1 6BH

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

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