



## Hotel in FY4

Withnell Road, Blackpool, Blackpool,  
Lancashire, FY4 1HF

**£82,000** Starting Bid

Allocated parking

## Property features

- ✓ 10 Bedroom Hotel – 7 En-Suite
- ✓ In Need of Renovation
- ✓ Close to Promenade, Pleasure Beach and Entertainments
- ✓ EPC Rating E

## Key Information



EPC Rating: E

## Description

This 3-storey mid terraced property is situated in the busy holiday trading location

OF Withnell Road in South Shore Blackpool, being very close to the Promenade,

Pleasure Beach, Entertainments and Amenities.

The hotel is in need of renovation which is reflected in the price.

Viewing Recommended.

Ground Floor:

Vestibule Entrance leading to:

Hallway.

Lounge.

Open Plan Bar Lounge.

Fitted Kitchen with a range of catering equipment.

Office.

Utility Room.

Lower Ground Floor:

Private Accommodation

3 x Bedrooms.

Bathroom.

WC.

First Floor:

3 x Family Bedrooms – 2 x En-Suite.

2 x Double Bedrooms with sink.

Shower Room with WC.

Second Floor:

2 x Family Bedrooms – both En-Suite.

2 x Double Bedrooms – both En-Suite.

1 x Twin Room – En-Suite.

EXTERIOR: Enclosed Yard / Car park to the rear providing parking for 1 motor vehicle.

BUSINESS: We are informed the hotel has not traded for the past 8 years. The hotel is in need of renovation and repair.


Price: Starting Bid £82,000

Property Type: Hotel

Business Type: Hotels

Parking: Allocated



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Withnell Road, Blackpool, Blackpool, Lancashire, FY4 1HF

Contact your local branch today for more information on this property:  
**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,**  
**admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

