



### Hotel in FY2

King Edward Avenue, Blackpool,  
Lancashire, FY2 9TA

**£240,000** Starting Bid

On Street parking

### Property features

- ✓ 6 Bedroom Hotel – All En-Suite
- ✓ North Shore, Blackpool
- ✓ close to the Prestigious Queens Promenade
- ✓ In Stunning Order Throughout
- ✓ Catering for 12 Guests

## Arrange a viewing

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Branch Manager  
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

We are delighted to offer this rare opportunity to purchase this beautifully appointed 6-bedroom Hotel. The hotel is situated within close walking distance to the prestigious Queens Promenade in North Shore Blackpool.

The hotel is in beautiful order throughout being one of the finest on the Fylde Coast.

This contemporary designed hotel underwent a complete and extensive refurbishment in 2009 with the highest quality fixtures and fittings and needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £240,000

Property Type: Hotel

Business Type: B & B's

Parking: On Street

## Location

The hotel is situated within close walking distance to the prestigious Queens Promenade in North Shore Blackpool.



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## Accommodation

Ground Floor

Vestibule.

Hallway with Reception.

Open Plan Lounge / Dining Room with patrician doors, wooden flooring and feature fireplace, concealed lighting to the Dining Room and seating for 12

covers.

REF: 00H663K

Private Accommodation

Lounge with wooden flooring

Fitted Kitchen with wall/base units with a range of catering equipment and utensils to cater for all guests

Double Bedroom.

Master Bedroom – En-Suite comprising bath with shower above.

Further bedroom currently used as an office.

Toilet with sink.



## Accommodation

First Floor

2 x Double Bedrooms – Both En-Suite comprising 4-piece suite with bath, (one with flatscreen TV in wall by bath and twin sinks), separate walk-in shower, sink and toilet.

1 x Double Bedroom – En-Suite comprising walk in shower, sink and toilet.

Toilet with sink.

Linen cupboard.

Second Floor

2 x Double Bedrooms – Both En-Suite comprising walk in shower, sink and toilet.

1 x Twin Bedroom – En-Suite comprising walk in shower, sink and toilet.

EXTERIOR: Feature Garden area to the front with seating for guests. Enclosed Yard to the rear with shed.



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## Tenure

Freehold. Title number LA412845



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## Rateable value

The adopted rateable value is £3,750 as of 1 April 2023. Sourced from VOA



## Council tax

Band A



## EPC

Available upon request ( Rating C )



## 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.





King Edward Avenue, Blackpool, Lancashire, FY2 9TA

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

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