



### Commercial Development in FY2

63 Holmfield Road, Blackpool, Lancashire, FY2 9RU

**£160,000** Starting Bid

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ 11 Bedroom Hotel – 10 En-Suite & 1 Part En-Suite
- ✓ North Shore, Blackpool
- ✓ Close to the Prestigious Queens Promenade
- ✓ In Lovely Order Throughout
- ✓ Catering for 28 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.

On behalf of Pattinson Auctions, Kenricks are pleased to offer this beautifully appointed 11 Bedroom Hotel for Sale.

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

Viewing Recommended

Please note we have not inspected this property.

Price: Starting Bid £160,000

Property Type: Commercial Development

Business Type: B & B's

Parking: Allocated

## 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

Sun Lounge.

Reception.

Open Plan Bar Lounge and Dining Room.

Lounge Area with suspended ceiling and dancefloor.

Bar.

Dining Room with seating for 22 diners.

Toilet.

Fitted Kitchen with a range of catering equipment  
and utensils to cater for all guests

Private Accommodation

Lounge with wood effect flooring.

Orangery with wood effect flooring currently used  
as a Dining Room.

Master Bedroom.

Feature Shower and Toilet.



## Accommodation - First Floor

2 Family Bedrooms – Both En-Suite.

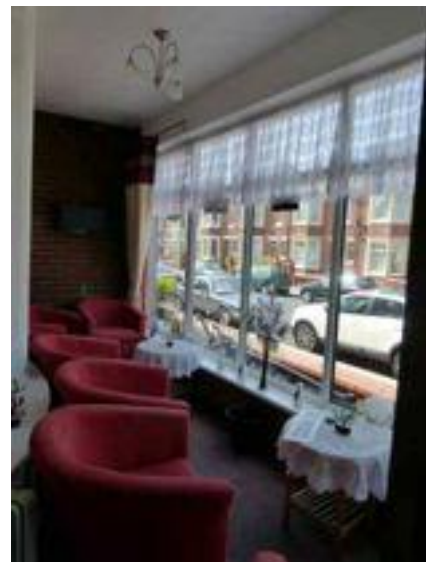
1 Double Bedroom – En-Suite.

1 Twin Bedroom – En-Suite.

3 Single Bedrooms – 2 En-Suite,

1 Part En-Suite with WC.

Separate Shower and Toilet.



## Accommodation - Second Floor

1 Family Bedroom – En-Suite.

2 Family Bedrooms – Both En-Suite.

1 Twin Bedroom – En-Suite.

Store Cupboard.

Storeroom.

Toilet



## Exterior

Small garden area to the front with seating for guests.

Courtyard to the rear. Car park to the rear providing parking for 2 motor vehicles.



## Agent notes

All letting Bedrooms have TV's, hairdryers, Wi-Fi.

The Hotel is centrally heated and has double glazing.

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



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## Business

Accounts on application.



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## Tenure

Freehold, title number LA429141



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## Council Tax

Band A



## Rateable Value

Current rateable value (1 April 2026 to present) £6,500 - sourced from VOA



## EPC

We currently await an updated copy of the EPC.



## 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.





63 Holmfield Road, Blackpool, Lancashire, FY2 9RU

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

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