



Hotel in FY1

Woodfield Road, Blackpool, Lancashire,
FY1 6AX

£220,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ 15 Bedroom Licenced Hotel – All En-Suite
- ✓ South Shore, Blackpool
- ✓ Close to Promenade &
- ✓ In Lovely Order Throughout
- ✓ Currently not Operating to Full Potential

Description

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

On behalf of Pattinson Auctions Kenricks are pleased to offer this 15 Bedroom Licenced Hotel for Sale.

The Hotel is situated in the busy all year-round trading location of Woodfield Road, Blackpool, within close proximity to the Promenade, Pleasure Beach, entertainments and amenities.

The hotel is in lovely order throughout and needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £220,000

Property Type: Hotel

Business Type: B & B's

Parking: Allocated

Location

The Hotel is situated in the busy all year-round trading location of Woodfield Road, Blackpool, just 100 yards from the promenade. Just a mile either way, there are Blackpool's main attractions, including Central and South pier, the tower and Pleasure Beach: a prime hotel location.

Accommodation - Ground Floor

Vestibule

Hallway

Lounge/Bar fitted with a pump, optics and comfort seating for 20 guests.

Dining Room catering for 30 guests.

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

Utility Room

2 Double Bedrooms – Both En-Suite



Private Accommodation

Lounge

Double Bedroom

Single Bedroom

Bathroom



Accommodation - First Floor

4 Double Bedrooms - Both En Suite

4 Family Bedrooms – Both En-Suite

Laundry Cupboard

Toilet



Accommodation - Second Floor

2 Family Bedroom – Both En-Suite.
3 Double Bedrooms – Both En-Suite.



Exterior

Parking to the rear for 4 motor vehicles. Front Patio with seating for guests.

Agent Notes

The hotel has double glazing and gas central heating.

All rooms are of a very generous size, have TVs and room refreshments.
The dining room can seat 32 people.
L2 Fire system installed.

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



Tenure

Freehold - title number LA611910



EPC

Rating B, full report available on request.



Rateable Value

Future rateable value (from 1 April 2026) £13,000. Sourced from VOA.



Council Tax

Band A



Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Woodfield Road, Blackpool, Lancashire, FY1 6AX

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

White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,

<https://www.alignsurveyors.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.



<https://www.alignsurveyors.co.uk/> -