

## hotels in FY1

Palatine Road, Blackpool  
Lancashire, FY1 4BT

**£80,000** Starting Bid

- ✓ Three storey four floor property
- ✓ Ground floor A3 café
- ✓ Upper floors licensed hotel
- ✓ Eight letting bedrooms
- ✓ Private owner accommodation
- ✓ Freehold title

PATTINSON  
AUCTION



# Summary

- Property Type: Hotels - Parking: Allocated Price: £80,000

## Description

FOR SALE BY AUCTION: auction to be held 28th February 2018 at Blackpool Football Club. Terms and conditions apply.

We are pleased to offer to auction this three storey, four floor mid-terraced property, ideally situated on Palatine Road, a commercial street just adjacent to the main retail parade. The ground floor is in use as a A3 use café with dining area, storage space to the cellar and the first and second floors in use as a fully licensed hotel with 8 bedrooms (3 with en-suites). The second floor was last converted into the previous owner's private maisonette, but could easily be changed back to letting bedrooms if preferred. The hotel has retained many of its original features and has double glazing and central heating throughout.

Please note that we have not inspected this property.

## Location

The subject property is situated midway down Palatine Road in central Blackpool, and adjacent to Central Drive and Park Road. The property is located close the famous Blackpool Promenade, approximately a 10 minute walk away.

Blackpool is situated 17 miles west of Preston, 49 miles north west of Manchester and 33 miles south west of Lancaster.

## Accommodation

### GROUND FLOOR

Café:  
Main café/dining Room  
Still room/pantry  
Kitchen with a range of catering equipment

### Private accommodation:

Lounge  
Master bedroom  
Shower and toilet

### LOWER GROUND FLOOR

Cellar area with storage

### FIRST FLOOR

1 family suite with double bedroom and single bedroom (en-suite)  
1 family bedroom (en-suite)  
2 double bedrooms (1 with bathroom, 1 with shower and toilet)  
Toilet

### SECOND FLOOR

3 double bedrooms  
1 single bedroom  
Kitchen  
Bathroom comprising three piece suite  
Storeroom

### EXTERNAL

Small garden area to the front. Yard to the rear.

## Tenure

Freehold. Title number LA407491.

## Rateable Value

The adopted rateable value is £5,900 as of 1st April 2017.  
Sourced from VOA.

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## EPC

Available upon request.

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## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto: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.



## Palatine Road, Blackpool, Lancashire, FY1 4BT

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

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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