



Withnell Road, Blackpool, FY4 1HE

Starting Bid £250,000

- For Sale by Online Auction
- Impressive 19 Bed Hotel, All En-Suite
- Prime Tourist Location
- NO CHAIN
- Guest Dining Room and Lounge
- Owners Accommodation with Gym & En-Suite
- Separate Granny Annexe
- Parking for 8 Vehicles

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Withnell Road, Blackpool

For Sale by Online Auction with a Starting Bid of £265,000. Terms & Conditions Apply.

Formerly two properties, this impressive 19-bedroom hotel has been well maintained by its present owners and is situated in a PRIME TOURIST LOCATION, a very short walk away from several of Blackpool's famous tourist attractions including Blackpool Pleasure Beach, the Sandcastle Waterpark, and the promenade. In addition, it is convenient for both the town centre and Lytham.

As you enter the property, you are greeted by an impressive reception area with a large guest lounge and dining room either side, a downstairs toilet, stairs to the first/second floor and a hallway to the private owner's area of the property. The owner's accommodation/staff only areas are situated to the rear of the property and include an en-suite bedroom, snug, commercial kitchen, outside space, and a granny annexe comprising a lounge, bedroom, dressing room and bathroom suite.

Guest bedrooms are situated on the first and second floors of the property and are all en-suite. Guests also have the benefit of an 8-space car park to the rear of the property, something that can be a luxury!

For further details on the property, or the auction, please contact Tiger Sales and Lettings without delay.

RECEPTION ENTRANCE

33' 10" x 10' 9" (10.32m x 3.30m)

GUEST LOUNGE

29' 5" x 14' 10" (8.99m x 4.53m)

GUEST DINING ROOM

38' 1" x 13' 6" (11.62m x 4.12m)

DOWNSTAIRS GUEST TOILET

5' 5" x 3' 4" (1.66m x 1.04m)

OWNERS BEDROOM

11' 9" x 16' 4" (3.59m x 4.98m)

EN SUITE

5' 7" x 5' 9" (1.72m x 1.77m)

OWNERS GYM

8' 6" x 13' 3" (2.61m x 4.06m)

INNER HALLWAY

2' 11" x 0.89m)

SNUG

12' 6" x 10' 0" (3.83m x 3.05m)

COMMERCIAL KITCHEN

14' 3" x 11' 10" (4.36m x 3.62m)

INNER HALLWAY

7' 11" x 11' 10" (2.42m x 3.62m)

GRANNY ANNEXE

LOUNGE

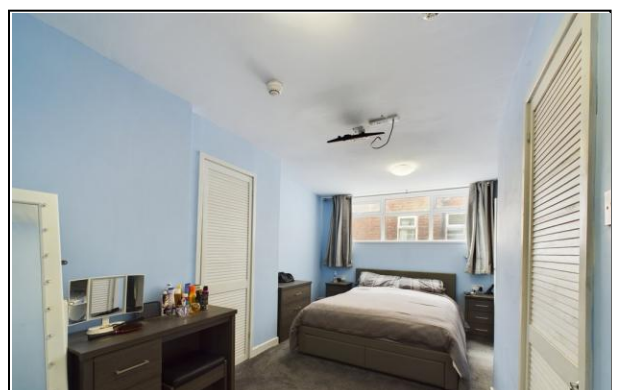
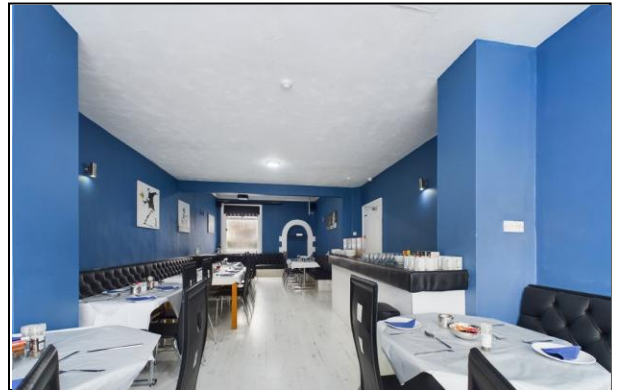
13' 10" x 15' 2" (4.23m x 4.63m)

DRESSING ROOM

7' 3" x 6' 3" (2.22m x 1.93m)

BEDROOM

14' 1" x 11' 0" (4.30m x 3.36m)



Withnell Road, Blackpool

BATHROOM

7' 1" x 5' 3" (2.17m x 1.62m)

GUEST ACCOMMODATION

TWO BEDROOM FAMILY ROOM

BEDROOM ONE

17' 4" x 11' 1" (5.29m x 3.40m)

BEDROOM TWO

10' 10" x 7' 3" (3.32m x 2.22m)

EN-SUITE BATHROOM

6' 4" x 4' 2" (1.95m x 1.29m)

BEDROOM THREE

13' 4" x 9' 2" (4.08m x 2.81m)

EN SUITE BATHROOM

6' 4" x 3' 10" (1.95m x 1.18m)

STORAGE ROOM

6' 7" x 4' 1" (2.03m x 1.25m)

BEDROOM FOUR

13' 2" x 8' 10" (4.02m x 2.70m)

EN SUITE BATHROOM

4' 5" x 4' 6" (1.36m x 1.38m)

BEDROOM FIVE

10' 2" x 8' 10" (3.12m x 2.71m)

EN SUITE BATHROOM

5' 6" x 4' 1" (1.69m x 1.25m)

BEDROOM SIX

11' 9" x 7' 7" (3.59m x 2.33m)

EN SUITE BATHROOM

6' 2" x 4' 0" (1.88m x 1.24m)

TWO BEDROOM FAMILY ROOM

BEDROOM SEVEN

12' 6" x 12' 2" (3.82m x 3.72m)

BEDROOM EIGHT

10' 10" x 7' 1" (3.32m x 2.18m)

EN SUITE BATHROOM

8' 2" x 3' 10" (2.49m x 1.18m)

BEDROOM NINE

13' 5" x 13' 5" (4.11m x 4.11m)

EN SUITE BATHROOM

7' 3" x 4' 4" (2.22m x 1.33m)

BEDROOM TEN

15' 7" x 8' 9" (4.77m x 2.67m)

EN SUITE BATHROOM

8' 10" x 4' 7" (2.71m x 1.42m)

BEDROOM ELEVEN

11' 0" x 8' 11" (3.36m x 2.73m)



EN SUITE BATHROOM

7' 8" x 3' 9" (2.34m x 1.15m)

SECOND FLOOR**BEDROOM TWELVE**

11' 2" x 10' 9" (3.42m x 3.29m)

EN SUITE BATHROOM

8' 2" x 2' 5" (2.49m x 0.76m)

TWO BEDROOM, TWO EN SUITE FAMILY ROOM**BEDROOM THIRTEEN**

9' 7" x 7' 4" (2.94m x 2.26m)

EN SUITE

6' 11" x 3' 7" (2.12m x 1.10m)

LAUNDRY ROOM**BEDROOM FOURTEEN**

13' 10" x 8' 5" (4.22m x 2.58m)

EN SUITE

6' 11" x 3' 7" (2.12m x 1.10m)

BEDROOM FIFTEEN

15' 10" x 8' 5" (4.83 (into bay)m x 2.58m)

EN SUITE BATHROOM

8' 6" x 3' 8" (2.60m x 1.13m)

BEDROOM SIXTEEN

7' 0" x 11' 8" (2.15m x 3.56m)

EN SUITE BATHROOM

8' 6" x 2' 6" (2.60m x 0.77m)

TWO BEDROOM, TWO EN SUITE FAMILY ROOM**BEDROOM SEVENTEEN**

12' 2" x 9' 6" (3.73m x 2.91m)

EN SUITE BATHROOM

7' 4" x 3' 8" (2.25m x 1.12m)

BEDROOM EIGHTEEN

12' 3" x 6' 8" (3.74m x 2.05m)

EN SUITE BATHROOM

12' 3" x 6' 8" (3.74m x 2.05m)

EN SUITE BATHROOM

7' 7" x 2' 8" (2.33m x 0.83m)

BEDROOM NINETEEN

12' 2" x 13' 3" (3.72m x 4.06m)

EN SUITE BATHROOM

5' 0" x 4' 11" (1.54m x 1.52m)

OUTSIDE

Outside space to either side at the rear of the property including a laundry room. 8 guest parking spaces.

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PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

16/10/2023

