



8 Derby Road,
Blackpool, FY1 2JF

£72,000

***** ATTENTION INVESTORS / DEVELOPERS *****

This **SUBSTANTIAL** property with **SEA VIEWS** requires modernisation throughout but affords **HUGE** potential (subject to any planning required).

We are informed the property is still registered as a hotel, but business rates are zero rated as the property hasn't traded for around 10 years, where council tax has been paid during this period.

With **THREE** reception rooms, a large **DINING** kitchen, basement, **TEN** bedrooms, eight en-suites plus an additional shower room. Located just **50 yards** from the **PROMENADE** and **0.6 miles** to **Blackpool North Train Station** and the **TOWN CENTRE**.

No onward chain.

- **DEVELOPMENT OPPORTUNITY**
- **10 bedrooms**
- **8 en-suites**
- **3 reception rooms**
- **UPVC double glazed • Part gas central heating**
- **Just off the PROMENADE**
- **No chain**

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Vestibule: Coved ceiling, Dado rail.

Hall: Staircase, Coved ceiling, Radiator.

Lounge: 18'1" x 14'0" (5.51 m x 4.27 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 14'1" x 13'0" (4.29 m x 3.96 m) Fire surround, Coved ceiling, UPVC double glazed window, Radiator.

Dining Kitchen: 14'10" x 13'9" (4.52 m x 4.19 m) Fitted wall and base cupboard units, Complementary roll edge work tops, Double drainer stainless steel sink, UPVC double glazed window.

Sun Lounge / Office: 13'8" x 7'8" (4.17 m x 2.34 m) Double glazed patio doors to rear garden, Side door leading to ramp access, Gas central heating boiler.

Basement: With a large main room and side 'store' room.

...Basement Room 1: 15'1" x 11'10" (4.60 m x 3.61 m) Light and power, Electric meter.

...Basement Room 2: 11'1" x 4'9" (3.38 m x 1.45 m) Light and power, Gas meter

First Floor:

Landing: Two radiators, Staircase to second floor.

Bedroom 1: 18'6" x 12'9" (5.64 m x 3.89 m) Coved ceiling, UPVC double glazed bay window.

En-Suite: Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls.

Bedroom 2: 12'1" x 6'10" (3.68 m x 2.08 m) Wash hand basin, UPVC double glazed window.

Bedroom 3: 14'2" x 13'6" (4.32 m x 4.11 m) Coved ceiling, UPVC double glazed window.

En-Suite: Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls.

Shower Room: Shower cubicle, Pedestal wash hand basin, Low flush wc, UPVC double glazed window.

Bedroom 4: 11'1" x 10'8" (3.38 m x 3.25 m) Built in wardrobe, UPVC double glazed window.

Bedroom 5: 7'9" x 7'5" (2.36 m x 2.26 m) UPVC double glazed window.

En-Suite: Shower cubicle, Low flush WC, Pedestal wash basin, Panelled walls



Second Floor:

Landing: Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls.

Store: Sizeable storage room with light and power.

Bedroom 6: 15'3" x 10'9" (4.65 m x 3.28 m) UPVC double glazed window.

En-Suite: Shower Cubicle, Low flush WC, Pedestal wash basin, Part tiled walls.

Bedroom 7: 11'11" x 9'1" (3.63 m x 2.77 m) UPVC double glazed window.

En-Suite: Shower cubicle, Pedestal wash hand basin, Low flush Wc.

Bedroom 8: 14'2" x 13'6" (4.32 m x 4.11 m) UPVC double glazed window

En Suite: Shower cubicle, Low flush wc, Pedestal Wash hand basin.

Bedroom 9: 10'9" x 7'9" (3.28 m x 2.36 m) UPVC double glazed window.

En-Suite: Shower cubicle, Pedestal wash basin, Low flush WC, Panelled walls.

Bedroom 10: 10'11" x 7'8" (3.33 m x 2.34 m) UPVC double glazed window.

En-Suite: Shower cubicle, Low flush WC, Pedestal wash basin, Panelled walls.

Outside:

Front: Concreted to provide off street parking.

Rear: Wheelchair ramp from rear door, Stone paved path, Grassed, Brick store, (Pedestrian access to rear alley).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

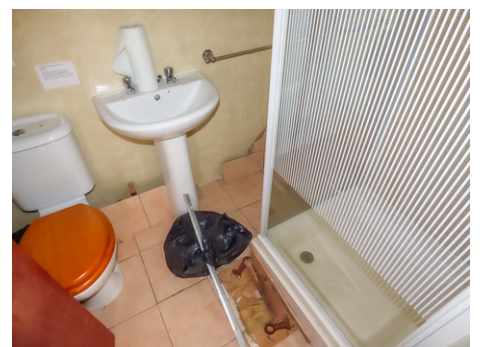
Council Tax: Band - A £1518.00 (2024/25)

Additional Information: We are informed the property is currently registered as a hotel/commercial property. Confirmation of this is being sought but in the meantime interested parties should seek clarification from their solicitor.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Directions: From our office on Red Bank Road, take The Promenade heading south to the Gynn roundabout, take the third exit staying on The Promenade where Derby Road can be found second on the right.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy rating	Current	Potential
A		
B		
C		71 C
D	57 D	
E		
F		
G		



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Derby Road

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Local Government Finance Act 1988 - Non Domestic Rate Demand Notice

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856/3889867 319A

T/A Derby Lodge Hotel
8 Derby Road
Blackpool
FY1 2JF



Please quote on all enquiries

Reference: [REDACTED]

Date: 28.02.2024

Property Address
8 DERBY ROAD
BLACKPOOL
FY1 2JF

Property details	
Reason for Bill	: Annual Bill
Rateable Value	2500
Property. Ref.	07001595008005
VOA Description	: GUEST HOUSE AND PREMISES

This bill is **not** being collected by Direct Debit.
If you would like to set up a Direct Debit for this bill, you can do so online at www.blackpool.gov.uk

Your bill summary	
Period of liability 01.04.2024 to 01.04.2025	
Business Rates Charge (NCA)	1247.50
Less Small Business Rates Relief	-1247.50
Net Charge for period	0.00
Business Rates Due for period	0.00

How your bill is to be paid
This notice is for information only.

How your bill is calculated	
Non Domestic Debit = 2500 x 0.499 x 365/365 =	1247.50
Property is subject to Small Business Rate Relief =	-1247.50
TOTAL CHARGE FOR PERIOD =	0.00

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