

Hotel Development Site Blackpool

 429-437 Promenade
Blackpool, FY1 6BQ

Guide Price: £500,000 + VAT



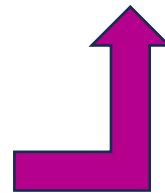
Post Development (available as easyHotel branding)



Opportunity Overview

- The Property comprises of a brownfield site on the Promenade in Blackpool with panoramic sea views.
- There is a planning consent in place to develop a 103-bed hotel with additional café and restaurant on the ground floor.
- Option to enter into a franchise agreement with well-known value brand, easyHotel.

Current Status



Investment Highlights

- **Hotel development opportunity**
- **Planning permission for 103 bedrooms**
- **Ground floor cafe/restaurant space**
- **Franchise agreement available with easyHotel**
- **EPC Exempt**
- **Freehold**

Location

Blackpool is the UK's most popular seaside resort with circa 80 million annual visitors, contributing its tourism economy for c. £1.4bn. The town offers all year-round entertainment and is particularly busy during the Blackpool Air Show, the Blackpool Festival as well as the world-famous Blackpool Illuminations, attracting c. 3.5 million visitors per annum. Other major global attractions include Blackpool Tower, Blackpool Pleasure Beach, the piers and Winter Gardens.

Site Plan



Site Map



Blackpool is served by excellent transport links with access to Mainline road, rail and airport routes. A £300m regeneration scheme has been approved and commenced to reshape the town and create approximately 1,000 new jobs, aiming to attract an additional 600,000 visitors each year with extra tourism spend by c.£75m.

Located at 429-437 Promenade, the site is in the centre of the Promenade on Blackpool's South Shore. Blackpool Pleasure Beach, Sandcastle Waterpark and South Pier are all within 10 minutes' walk from the site. The hotel is directly opposite the tram line which provides excellent links to The Blackpool Tower and town centre attractions.

easyHotel Franchise

easyHotel

easyHotel is a rapidly expanding, great value and low-carbon hotel brand. It's our simplicity and efficiency along with our compact, smartly designed rooms that make us a leading proposition for the value hotel market. Instead of unnecessary and costly extras, guests are provided with everything they need for a great night's stay.

As part of the easy family of brands, easyHotel enjoys solid brand recognition with easy the number value travel brand of choice for the UK market.

It's our low costs, our great product and our instantly recognisable brand that's helping fuel our growth as more guests chose easyHotel than ever before.



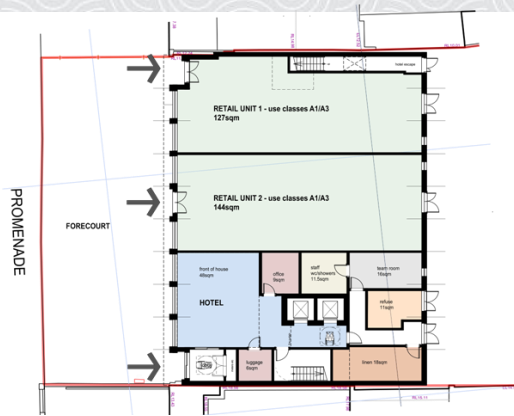
Planning Consent

Reference 19/0056, erection of part four, part five-storey hotel to provide 103 guest bedrooms an ancillary cafe/restaurant unit at ground floor level and parking to the rear with vehicular access taken from Commercial Street following clearance of the site.

Substantial foundation and basement structural works have already been undertaken by the Seller so the commencement of development for the approved planning consent scheme has been established.



Consented Floor Plans



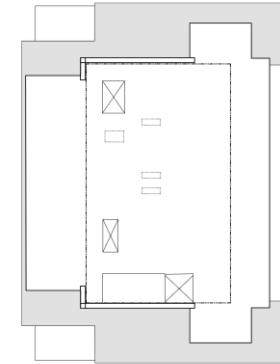
Ground Floor



First Floor



Fourth Floor



Roof Plan



Second Floor



Third Floor

Proposed Bedrooms

Room Type	Size	No. of Rooms
Double bedroom with window	9.5 sqm	47
Double bedroom without window	9.5 sqm	28
Twin bedrooms with window	10.4 sqm	20
Twin bedrooms without window	10.4 sqm	2
UA bedroom with window	20.3 sqm	6
Total/Average	10.3 sqm	103



Contact

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co.

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