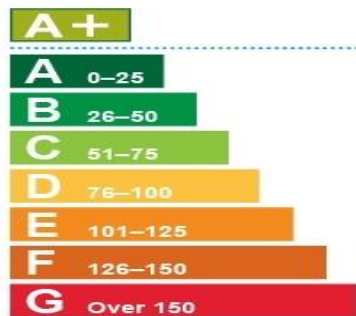


**Woodfield Road, Blackpool, FY1 6AX**

**Starting Bid £95,000**

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

**55** This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

- For Sale by Online Auction
- Two Reception Rooms & Bar Area
- 11-Bedroom Hotel
- Approximately 2,500 sq. ft
- Modernisation Required
- Very Realistic Asking Price
- Scope for Development
- Short Walk to the Promenade

To view all of our properties visit [www.tigerestates.co.uk](http://www.tigerestates.co.uk)

# Woodfield Road, Blackpool

For Sale by Online Auction with a Starting Bid of £95,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

An excellent opportunity to acquire a substantial 11-bedroom hotel situated on Woodfield Road, literally a short walk from the iconic Blackpool Promenade. Located in one of the town's most popular and well-established tourist areas, this property offers strong potential for investors and hospitality operators alike.

Extending to approximately 2,500 sq ft, the accommodation comprises 11 guest bedrooms, two spacious reception rooms, and a fitted bar area-providing versatile space for guest entertainment and relaxation. The layout lends itself well to continued use as a guest house or boutique hotel, with scope to reconfigure and enhance.

While the property would benefit from modernisation, it presents a fantastic value-add opportunity. The potential installation of en-suite facilities to all bedrooms could significantly increase achievable room rates, improve occupancy levels, and enhance overall guest appeal in this thriving seaside market.

The hotel is ideally positioned within easy reach of Central and Blackpool Town Centre, both of which are benefiting from a significant multi-million-pound regeneration programme that is already well underway. These ongoing improvements continue to strengthen Blackpool's position as one of the UK's most visited coastal destinations.

This is a rare opportunity to acquire a sizeable hospitality property in a prime trading location with considerable scope for growth and capital appreciation.

Early viewing is highly recommended.

N.B. the photographs were taken prior to the vendors vacating and therefore viewing is strongly recommended.

## HALLWAY

14' 5" x 3' 4" (4.39m x 1.02m)

## LIVING ROOM

9' 9" x 12' 4" (2.97m x 3.76m)

## DINING ROOM

13' 6" x 12' 9" (4.11m x 3.89m)

## TV ROOM/BAR AREA

10' 9" x 11' 6" (3.28m x 3.51m)

## BAR

2' 11" x 11' 5" (0.89m x 3.48m)

## KITCHEN

12' 3" x 11' 1" (3.73m x 3.38m)

## UTILITY/WASHROOM

6' 1" x 8' 7" (1.85m x 2.62m)



# Woodfield Road, Blackpool

## REAR RECEPTION ROOM

13' 6" x 10' 5" (4.11m x 3.18m)

## FIRST FLOOR

### BEDROOM ONE

16' 5" x 10' 4" (5m x 3.15m)

### BEDROOM TWO

10' 7" x 6' 4" (3.23m x 1.93m)

### BEDROOM THREE

6' 0" x 11' 6" (1.83m x 3.51m)

### BATHROOM

6' 5" x 8' 0" (1.96m x 2.44m)

### BEDROOM FOUR

11' 5" x 8' 2" (3.48m x 2.49m)

### W.C.

2' 5" x 5' 4" (0.74m x 1.63m)

### BEDROOM FIVE

10' 9" x 10' 6" (3.28m x 3.2m)

## SECOND FLOOR

### BEDROOM SIX

13' 5" x 8' 3" (4.09m x 2.51m)

### BEDROOM SEVEN

10' 4" x 8' 3" (3.15m x 2.51m)

### BEDROOM EIGHT

14' 6" x 10' 6" (4.42m x 3.2m)

### SHOWER ROOM

4' 2" x 5' 8" (1.27m x 1.73m)

### W.C.

2' 9" x 5' 9" (0.84m x 1.75m)

### W.C.

3' 0" x 5' 9" (0.91m x 1.75m)

### BEDROOM TEN

11' 7" x 7' 11" (3.53m x 2.41m)

### BEDROOM ELEVEN

9' 0" x 10' 8" (2.74m x 3.25m)

## YARD TO REAR/PARKING SPACE

## COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA



## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "**A**"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
<b>A</b>	<b>£1104.47</b>	<b>£1170.70</b>	<b>£1218.16</b>
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

## 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.

19/02/2026

# Woodfield Road, Blackpool



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
2508 ft<sup>2</sup>  
233 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360