

Shaw Road, Blackpool, FY1 6HB

Starting Bid £105,000

- For Sale by Online Auction
- 8 En-Suite Bedroom Guest House
- Prime Tourist Spot/Seconds to the Promenade
- Over 2,000 sq ft. of Accommodation
- Immaculately Maintained Throughout
- Safety Certification & Legal Pack Available
- Ready to Trade/Modernise to Increase Rates
- Private Two Bed Owner's Accommodation

Shaw Road, Blackpool

For Sale by Online Auction with a Starting Bid of £105,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.
Substantial 8 En-Suite Guest House in Prime Promenade Location – Chain Free

An excellent opportunity to acquire this substantial and immaculately maintained 8 en-suite bedroom guest house, occupying a prime tourist location just moments from the iconic promenade. Offered for sale due to the owner's retirement and downsizing, the property is presented in ready-to-trade condition, with safety certification available for peace of mind.

Extending to over 2,000 sq ft, the property has been exceptionally well cared for throughout and offers fantastic potential for incoming owners. It is perfectly suited to continue operating immediately as a guest house or could be modernised further to enhance appeal and increase room rates.

The accommodation also benefits from versatile private owner's quarters, comprising a spacious kitchen, two bedrooms and a bathroom suite, making it ideal for live-in proprietors or adaptable alternative use.

Positioned within seconds of the promenade, the property enjoys easy access to a wide selection of popular eateries, bars and local amenities. Excellent nearby tram links also provide convenient access across the Fylde Coast.

Offered chain free, this is a rare opportunity to acquire a sizeable hospitality property in a highly sought-after coastal location.

HALLWAY

3' 10" x 15' 1" (1.17m x 4.6m)

GUEST LOUNGE

12' 9" x 18' 0" (3.89m x 5.49m)

GUEST DINING ROOM

13' 11" x 14' 11" (4.24m x 4.55m)

KITCHEN

9' 0" x 16' 11" (2.74m x 5.16m)

PRIVATE ACCOMODATION

BEDROOM

12' 4" x 9' 10" (3.76m x 3m)

BEDROOM

12' 6" x 11' 6" (3.81m x 3.51m)

BATHROOM

5' 1" x 7' 4" (1.55m x 2.24m)



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FIRST FLOOR GUEST ROOMS

BEDROOM

9' 3" x 10' 7" (2.82m x 3.23m)

BATHROOM

4' 6" x 5' 4" (1.37m x 1.63m)

BEDROOM

9' 11" x 11' 8" (3.02m x 3.56m)

BATHROOM

6' 2" x 3' 6" (1.88m x 1.07m)

BEDROOM

7' 6" x 10' 2" (2.29m x 3.1m)

BATHROOM

6' 1" x 4' 9" (1.85m x 1.45m)

BEDROOM

7' 1" x 8' 7" (2.16m x 2.62m)

BATHROOM

6' 9" x 2' 7" (2.06m x 0.79m)

SECOND FLOOR GUEST ROOMS

BEDROOM

9' 6" x 9' 0" (2.9m x 2.74m)

BATHROOM

5' 8" x 3' 10" (1.73m x 1.17m)

W.C.

5' 9" x 2' 1" (1.75m x 0.64m)

BEDROOM

11' 3" x 11' 11" (3.43m x 3.63m)

BATHROOM

4' 2" x 5' 7" (1.27m x 1.7m)

BEDROOM

9' 11" x 10' 1" (3.02m x 3.07m)

BATHROOM

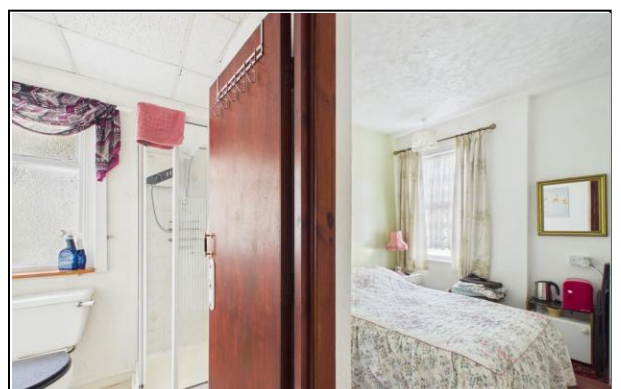
6' 2" x 4' 10" (1.88m x 1.47m)

BEDROOM

7' 1" x 8' 0" (2.16m x 2.44m)

BATHROOM

4' 1" x 7' 1" (1.24m x 2.16m)



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COVERAGE

ROADBAND

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

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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
A	£1104.47	£1170.70	£1218.16
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.

08/05/2026



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 2114 ft²
 196.4 m²

Reduced headroom
 11 ft²
 1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

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