

# Lot 27

62 Tyldesley Road  
Blackpool, Lancashire FY1 5DF

**GUIDE PRICE: £110,000**



**RE OFFERED**  
as failed to complete

## VACANT FREEHOLD HOTEL PREMISES WITH DEVELOPMENT POTENTIAL

This freehold terraced building that is located close to the sea front and the famous Blackpool Tower, offers 23 letting rooms with toilet and shower facilities on each floor. Some of the rooms also offer en-suite facilities. The property has gas-central heating and own parking area to rear is being sold with the benefit of full vacant possession.

### ACCOMMODATION

Lower ground floor consists of 4 letting rooms, ground floor consisting of 1 letting room, dining room, bar and kitchen, first floor consisting of 6 letting rooms, second floor consisting of 6 letting rooms, top floor consisting of 6 rooms

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

Blackpool Borough Council 01253 477477  
Adopted Rateable Value: £7,000

### VENDORS SOLICITORS

Mr T Nuttall  
Abacus Solicitors  
Reedham House  
31-33 King Street  
Manchester M3 2PN  
0161 833 0044

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■