

Lot 14

62 Tyldesley Road, Blackpool,
Lancashire FY1 5DF

GUIDE PRICE: £120,000



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 ensuite facilities. The building is being sold with the benefit of full vacant possession. The property has gas-central heating and own parking area to rear and is offered with the benefit of the investment income. The property may offer scope for conversion into residential flats, subject to obtaining any relevant planning consent that may be required. Alternatively its current usage offers excellent potential for an owner occupier or investment purchaser. There are 2 parking spaces to the rear of the property.



LOCATION

Located in the county of Lancashire, Blackpool is approximately 55 miles to the north-west of Manchester, 40 miles south of Lancaster and 25 miles west of Preston. The town benefits from excellent communications with the M55 connecting with junction 32 of the M6 that subsequently leads into the M61 and M65. Major facilities include the Whitehills Park Shopping Centre and the Blackpool Retail Park. Tyldesley Road is located off the B5262 Lytham Road which connects to The Promenade overlooking the sea.

ACCOMMODATION

Lower ground floor consists of 4 letting rooms.

Ground floor consisting of 1 letting room, dining room, bar and kitchen.

First floor comprising of 6 letting rooms.

Second floor comprising of 6 letting rooms.

Top floor comprising 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.