

## 22 York Street, Blackpool

REF: 00H374L

- \* Former 9 Bedroom Guest House
- \* Central, Blackpool
- \* Potential for Residential Change of Use
- \* Good Sized 3 Storey Property
- \* Close to Town Centre and Amenities
- \* Priced to Sell
- \* May Suit Development
- \* Viewing Recommended



### DESCRIPTION: \*\*\* AUCTION SALE \*\*\*

On Behalf of Pattinson Auctions, Kenricks are pleased to offer for sale this good sized 3 storey property.

The property was formerly used as a 9-bedroom Guest House and we are informed it has not traded for 16 years.

The property is situated in Central Blackpool being close to Blackpool Tower, Town Centre and all amenities.

We have been informed that the Vendor has proposed plans for change of use to residential if desired.

### Ground Floor

Entrance leading to:

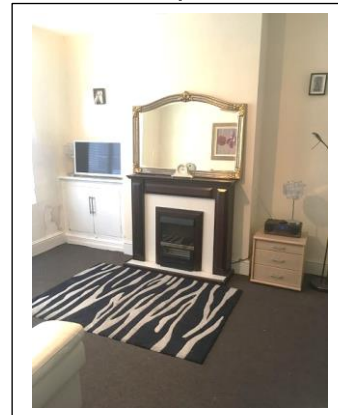
Hallway.

Open Plan Lounge/Dining Room.

Fitted Kitchen with Dining Area.

1 Room.

1 Storeroom leading to Rear yard.



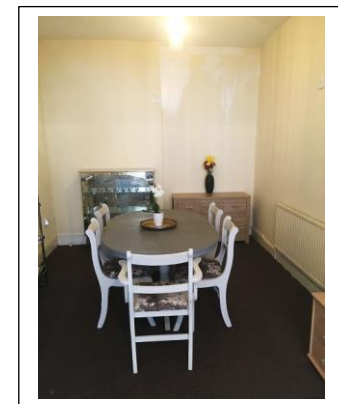
### First Floor

2 Double Bedrooms – one with sink and shower.

2 Single Bedrooms.

Separate Toilet.

Bathroom comprising walk-in shower, sink and toilet.



**REF: 00H374L**

**Second Floor**

2 Double Bedrooms.

2 Single Bedrooms.

Bathroom comprising walk-in shower, sink and toilet.

**Third Floor**

Attic double room with view of Blackpool Tower.

**EXTERIOR:** Small rear yard.



**AGENTS NOTES:** The hotel has gas central heating and is double glazed.  
Floor plans available on request. Sale subject to the fees, terms and conditions of Pattinson Auctions

**BUSINESS:** No accounts available we are informed the Guest House has not traded for 16 years.

**TENURE:** Freehold.

**STARTING BID** £45,000

**VIEWING:** By appointment through Kenricks

