

**REF: 00H537M**

**45 Woodfield Road  
Blackpool**

- \* **12 Bedroom Hotel – 1 En-Suite**
- \* **South Shore, Blackpool**
- \* **Close to Promenade, Entertainments & Amenities**
- \* **Currently Not Trading**
- \* **In Need of Renovation**
- \* **Priced to Sell**
- \* **Excellent Potential**
- \* **1 Bedroom Private Accommodation**
- \* **Viewing Recommended**



**DESCRIPTION:- \*\*FOR SALE BY AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are pleased to offer this 12 bedroom hotel for sale.

This 3 storey mid terraced property is situated in the busy holiday trading location in Woodfield Road in South Shore Blackpool, being close to the Promenade, Entertainments and Amenities. The hotel is no longer trading and is in need of remedial works.

**Ground Floor**

Vestibule

Lounge / Reception Area that could cater for 28 guests.

Large Utility Room.

**Private Accommodation**

Commercial Kitchen.

Bathroom

Utility Room.

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**First Floor**

1 Family Bedroom  
5 Double Bedrooms.  
2 Shower Rooms with sink & toilet.

**Second Floor**

1 Family Bedroom – En-Suite.  
5 Double Bedrooms – 1 En-Suite.  
Shower Room with sink & toilet

**EXTERIOR:** Small paved area to the front. Yard to the rear of the property.

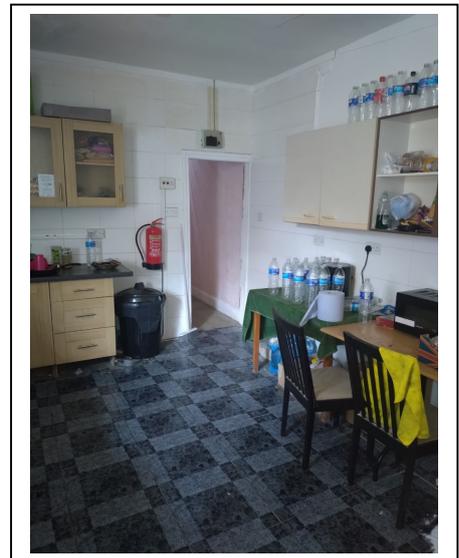
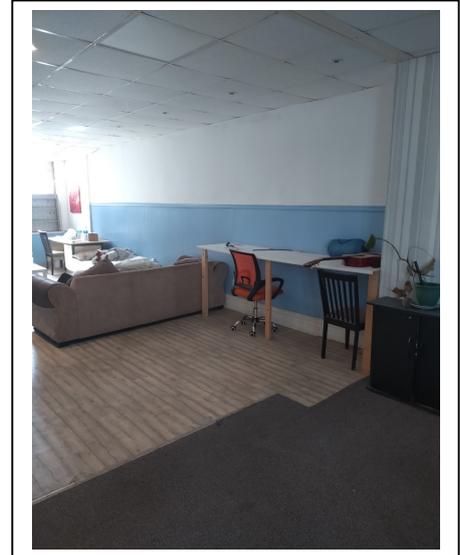
**BUSINESS:** The hotel is not trading.

**AGENTS NOTES.** The hotel requires a significant amount of renovation throughout. The hotel has double glazing and central heating. There is a sealed basement. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold.

**STARTING BID:** £85,500

**VIEWING:** By appointment through Kenricks  
01253 420420



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