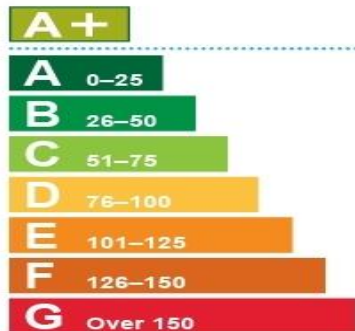




**The Manchester Hotel, Withnell Road, Blackpool, FY4 1HE**  
**Starting Bid £160,000**

**Energy Performance Asset Rating**

More energy efficient



49 This is how energy efficient the building is.

Less energy efficient

- For Sale by Online Auction
- NO CHAIN
- 10 En-Suite Guest Rooms
- Spacious Owners Accommodation
- Prime Tourist Location
- Set Over Three Floors
- Walking Distance to Blackpool Promenade
- Guest Parking to the Rear

# Withnell Road, Blackpool

For Sale by Online Auction with a Starting Bid of £160,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

"The Manchester Hotel" is an impressive property measuring approximately 2,700 square feet with extensive owners' accommodation as well as 10 modern en-suite guest rooms and parking spaces to the rear. Situated in a prime tourist location close to famous attractions such as Blackpool Pleasure Beach and the Sandcastle Waterpark, it really is the ideal 'turnkey' opportunity for a budding hotelier.

To the ground floor the property briefly comprises of a good size bar to the front, a lounge to rear along with a dining room and kitchen and ground floor bedroom. The kitchen has a range of matching wall and base units with complementary work surfaces. Door to rear courtyard and access to the garage.

To the first floor and second floor there are a range of double bedrooms along with ensuite shower rooms which comprise of shower, low flush WC and wash hand basins.

To the front of the property there is a wall enclosure with gated access and pathway to entrance. The rear is low maintenance, has a brick-built garage ideal for storage.

You are just a short walking distance to the famous Blackpool Promenade and surrounded by plenty of local amenities.

## **ENTRANCE**

9' 9" x 4' 0" (2.97m x 1.22m)

## **HALLWAY**

## **DINING ROOM/BAR**

24' 3" x 14' 11" (7.39m x 4.55m)

## **GUEST ROOM 7**

13' 8" x 13' 5" (4.17m x 4.09m)

## **EN-SUITE**

4' 8" x 7' 2" (1.42m x 2.18m)

## **PRIVATE OWNERS ACCOMMODATION**

## **KITCHEN**

10' 7" x 14' 6" (3.23m x 4.42m)

## **SITTING AREA**

## **OFFICE/ BEDROOM**

6' 0" x 9' 0" (1.83m x 2.74m)

## **BEDROOM**

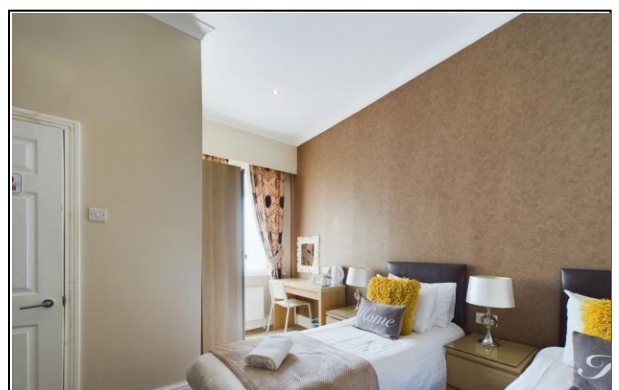
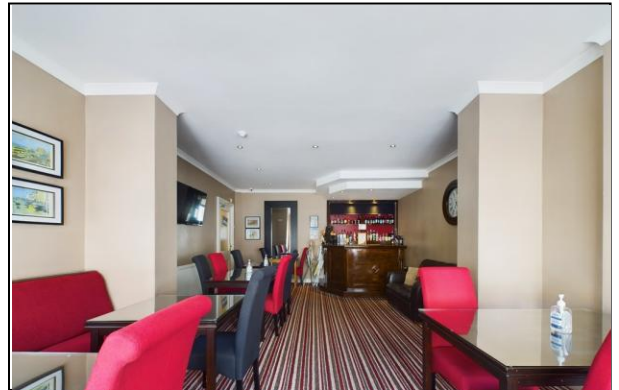
7' 3" x 9' 1" (2.21m x 2.77m)

## **BATHROOM**

4' 9" x 8' 10" (1.45m x 2.69m)

## **BEDROOM**

8' 4" x 12' 5" (2.54m x 3.78m)





# Withnell Road, Blackpool

## FIRST FLOOR GUEST ROOMS

### ROOM 5

7' 10" x 8' 9" (2.39m x 2.67m)

### EN-SUITE

4' 9" x 5' 6" (1.45m x 1.68m)

### ROOM 6

7' 7" x 8' 10" (2.31m x 2.69m)

### EN-SUITE

3' 2" x 8' 10" (0.97m x 2.69m)

### ROOM 8

7' 7" x 12' 0" (2.31m x 3.66m)

### EN-SUITE

4' 1" x 8' 8" (1.24m x 2.64m)

### ROOM 4

13' 9" x 12' 9" (4.19m x 3.89m)

### EN-SUITE

9' 6" x 4' 7" (2.9m x 1.4m)

### ROOM 2 (CONNECTING ROOM 1)

17' 3" x 12' 5" (5.26m x 3.78m)

### EN-SUITE

5' 1" x 5' 9" (1.55m x 1.75m)

### ROOM 1

10' 11" x 7' 3" (3.33m x 2.21m)

### SHOWER ROOM

4' 3" x 2' 5" (1.3m x 0.74m)

## SECOND FLOOR GUEST ROOMS

### ROOM 9

9' 4" x 9' 10" (2.84m x 3m)

### EN-SUITE

4' 8" x 6' 3" (1.42m x 1.91m)

### ROOM 10

8' 11" x 9' 0" (2.72m x 2.74m)

### EN-SUITE

4' 10" x 5' 11" (1.47m x 1.8m)

### ROOM 11

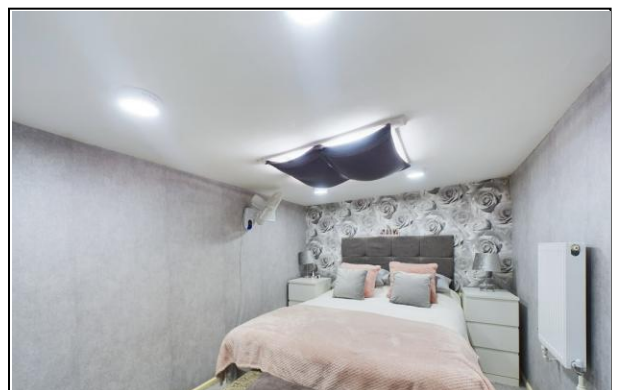
13' 9" x 7' 8" (4.19m x 2.34m)

### EN-SUITE

7' 8" x 4' 11" (2.34m x 1.5m)

### YARD TO THE SIDE

### BRICK BUILT GARAGE



# Withnell Road, Blackpool

## **GUEST PARKING SPACES TO THE REAR**

### **TENURE**

The property is **Freehold**

### **COUNCIL TAX**

Band "A"

### **BROADBAND**

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>

### **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.

**15/08/2024**



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 2382.91 ft<sup>2</sup>  
 221.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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