

# Lot 16

The Malbery Hotel, 62 Tyldesley Road,  
BLACKPOOL, Lancashire FY1 5DF

**GUIDE PRICE: £230,000**



## FREEHOLD HOTEL INVESTMENT PRODUCING £25,000 PA

This freehold hotel 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 currently let for a five year term from August 2007 at a passing rent of £25,000 per annum. The property will be sold with the benefit of this full repairing and insuring lease. The building has gas central heating and we understand that the tenants are about to embark on a refurbishment programme. More details can be seen on the hotel website at [www.malbery.co.uk](http://www.malbery.co.uk).



### 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

### POPULATION & EMPLOYMENT

Last released figures show an urban population of 142,283 with a 62% employment rate.

### VENDORS SOLICITORS

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

0161 833 0044

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■