

LOT  
**20**

44 Palantine Road, Blackpool,  
Lancashire FY1 4BY

**Guide Price: £88,000\***

**Ten bedroom guesthouse in prime  
Blackpool location**



A large 10 bedroom (7 en-suite) guest house with lounge, dining room plus owners accommodation – which includes a large kitchen, utility area, living room, bedroom, bathroom and some office space. The prime business to date has been offering accommodation for actors touring through Blackpool on a short term basis which has been popular throughout the year. There are currently 46 bookings with most of these visits at a week each time. There is a possibility to convert the property into a residential home (stpp) which can be looked into via Blackpool council. The similar size neighbours building is currently on the market at £224,950, which is arranged as a hotel dwelling. A new fire alarm system has been recently installed and all the relevant certificates will be provided via the legal pack. Palantine Road is very well located for local transport links, including a 5 min walk to the train station and local buses. The seafront and pier is within a minute's walk, making this opportunity incredibly attractive to all type of buyers.

#### **ACCOMMODATION**

Ten Guest Rooms (seven En-suite), Dining Room, Kitchen, Office Space, Utility Room.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Blackpool Council – 01253 477477 Council Tax Band – A

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN