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4 Rigby Road, Blackpool (formerly The Four Seasons Hotel) FY1 5DE
Guide Price: £95,000*

IMPOSING DOUBLE FRONTED FORMER HOTEL WTH SEA VIEWS



This imposing double fronted former hotel with sea views is currently configured as 15 letting rooms (many en-suite) and is situated within a highly sought-after area located opposite the beach and adjacent to Blackpool's famous "Promenade". The property benefits from double glazing and gas fired central heating although it is in need of some updating throughout. There is also off- street parking for several cars to the front.

POTENTIAL USAGE

The property has been used for residential and commercial usages over the years and could be ideal to convert to 5 x serviced apartments STPP due to its location and proximity. Indeed there is form for this in the immediate area due to high income revenue with in excess of 5.5 million footfall on the Promenade and 18 million visitors a year with potential individual weekly serviced apartment rates ranging from £795 - £1200 per week (figures obtained from local sources). It is further felt that this property could easily be transformed back to its former state as an hotel or alternatively as a residential HMO/Care-home, C2 Housing or Assisted Living Accommodation subject to obtaining any of the necessary planning consents that may be required. This property will appeal to investors.

LOCATION

Rigby Road is adjacent to the beach, close to the new Fox Hall Village and lying between famous landmarks such as Blackpool Tower; Sea Life Centre, Blackpool Madam Tussauds, Blackpool

Pleasure Beach -Theme Park, The Grosvenor Casino, Blackpool Tower Dungeon, Sandcastle Water Park, Blackpool Illuminations and many more attractions. The central coach station car park is also close by as well as Blackpool South Mainline Station.

ACCOMMODATION

Ground floor: Entrance hall, Room 1 with shower, Room 2 with en-suite, separate family shower room First Floor: Room 3 with en-suite, Room 4 with shower, Room 5 with en-suite, separate family shower room Second Floor: Room 6 with shower, Room 7 with shower, separate WC, Room 8 with shower Third Floor: Room 9, Room 10, Room 11 with shower, Room 12 Basement: Rooms 13, Room 14 (currently office), Room 15, kitchen Rear: Courtyard area leading to rear service road Front: Off street parking for several cars

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Blackpool Council 01253 477477

VIEWING TIMES

Saturday 5th May: 10am – 11:30am
 Saturday 12th May: 10am – 11:30am
 Saturday 19th May: 10am – 11:30am

STARTING BID

FINAL BID

NOTES

 SOLD UNSOLD SOLD PRIOR WITHDRAWN