

**185 Lytham Road, Blackpool, FY1 6EU**

**Price: Starting Bid £100,000**

- For Sale by Online Auction
- Undergone Some Recent Renovation
- A 5 Bedroom Ex Guest House Over 3 Floors
- Close Proximity To Local Shops
- No Onward Chain Delay
- Further Potential, Large Premises

# 185 Lytham Road, Blackpool

For Sale by Online Auction

Spacious Former Guest House with Excellent Investment Potential

This substantial five-bedroom former guest house is arranged over three spacious floors, offering a wealth of versatile accommodation and excellent scope for a variety of uses, subject to any necessary consents. With generous room proportions throughout, the property presents a fantastic opportunity for investors, developers, or those seeking a sizeable family home with further potential.

The property has undergone recent renovation works, providing a strong foundation for the next owner while still offering opportunities to personalise and enhance the accommodation to their own requirements. The combination of existing improvements and future possibilities makes this an attractive proposition for buyers looking to add value.

Ideally situated within easy walking distance of Blackpool Promenade, the property enjoys convenient access to the seafront, beaches, local attractions, and transport links, making it a desirable location for both residential and holiday-related purposes.

A range of local shops, amenities, supermarkets, cafés, and everyday services are all located close by, ensuring convenience for occupants and enhancing the property's appeal as a practical and well-positioned home or investment.

The property is offered with no onward chain, allowing for a smoother and potentially quicker transaction-an attractive advantage for auction buyers seeking a straightforward purchase process.

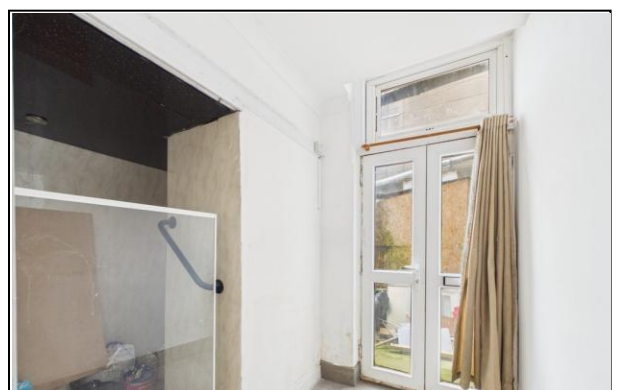
With its large footprint, flexible layout, recent improvements, and sought-after location, this impressive property represents a rare opportunity with significant further potential and should be viewed to fully appreciate the space and possibilities on offer.

## TENURE

The property is **Freehold**

## COUNCIL TAX

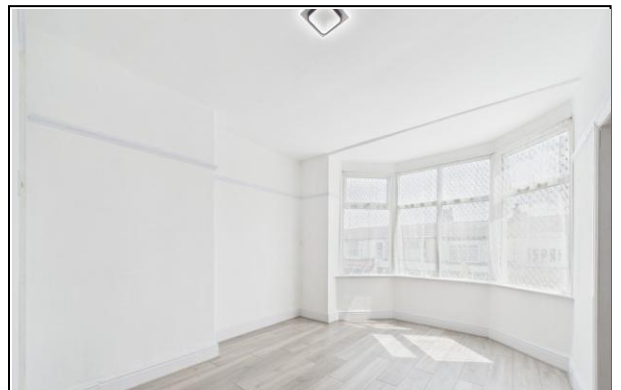
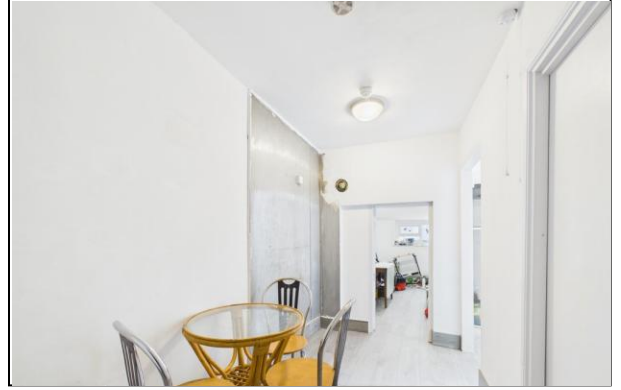
Band **“”B**



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## 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.



# 185 Lytham Road, Blackpool



**Approximate total area<sup>0</sup>**  
 1816 ft<sup>2</sup>  
 168.5 m<sup>2</sup>

**Reduced headroom**  
 43 ft<sup>2</sup>  
 4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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