

# FOR SALE

**WEST LEA HOTEL**  
**48 TYLDESLEY ROAD**  
**BLACKPOOL**  
**FY1 5DH**



**Duxburys**  
**Commercial**



**PRICE: £139,950**

- LIC 10 BEDROOMS (4 EN-SUITE)
- WITHIN CLOSE PROXIMITY TO THE PROMENADE & AMENITIES
- PRIVATE ACCOMMODATION
- GARAGE TO THE REAR
- L2 FIRE ALARM SYSTEM

8 Metropolitan Business Park • Preston New Road • Blackpool • FY3 9LT  
t 01253 316 919 • f 01253 765 260  
e [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)



# WEST LEA HOTEL, 48 TYLDSLEY ROAD, BLACKPOOL

## LOCATION

This hotel occupies a central town position within walking distance of the Promenade and a multitude of tourist attractions. Within close vicinity is the Sandcastle Complex, Pleasure Beach, Blackpool town centre and Blackpool Tower.

## DESCRIPTION

This hotel offers a variety of trading bedroom accommodation to include Double and Single rooms. Additional accommodation includes a Bar, Lounge, Dining Room and Kitchen.

One the Lower Ground Floor is a Studio Flat with En-Suite Bedroom which would make ideal private accommodation with an additional Bedroom in the attic.

The property benefits from a L2 Alarm System

## DIRECTIONS

Proceed southwards along the Promenade and just prior to the Manchester Public House turn left into Rigby Road and left again into Tyldesley Road. The property can be found on the right hand side.

## EXTERIOR

Rear garage store with electric shutters.  
Parking for one car

## RATES

Rateable Value £4,750 (taken from the VOA website 4/6/2009)

## ACCOMMODATION

### Lower Ground Floor:

Studio Flat, Bedroom en-suite

### Ground Floor:

Dining Room, Kitchen, Lounge and Bar

### First Floor:

2 x Double Bedrooms

2 x Double Bedrooms en-suite

Single Bedroom

WC

### Second Floor:

2 x Double Bedrooms

Double Bedroom en-suite

Single Bedroom

Single Bedroom en-suite

Shower

2 x WC's

Attic Room (Bedroom)

### Viewing:

Strictly by prior arrangement through our office

### Disclaimer:

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.