



Shore Stay Guest House, 30 Lytham Road

Blackpool

Guide Price **£160,000**

Shore Stay Guest House

30 Lytham Road, Blackpool

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000.

A fantastic opportunity presents itself with this 10 Bedroom Guest House, trading efficiently to cater for up to 27 guests in comfort and style. Boasting a licenced 24-hour bar, guest reception/games room, dining area, and working kitchen, this establishment comes fully equipped with fixtures and fittings within the guest accommodation included in the sale.

With approved planning permission granted in 2025, the potential to convert this property into a 6-bedroom residential dwelling is also an exciting opportunity for those looking for a spacious family home.

The guest accommodation comprises of ten well-appointed bedrooms, with eight featuring en-suites, complemented by a tasteful guest WC and shared access to a three-piece suite guest shower room for convenience.

Private living quarters feature a cosy lounge, a modern kitchen renovated in 2023 with integrated appliances, two double bedrooms (one en-suite), a well-appointed bathroom, and an office space. The property showcases recent renovations to the private quarters completed in the last six years, alongside new front windows, lintels, and roof sections that have been replaced to the front on the ground and first floor levels. Furthermore, the high-quality amenities extend to a 2.5-year-old boiler, still under warranty, ensuring a comfortable living environment for the resident owners and guests alike.

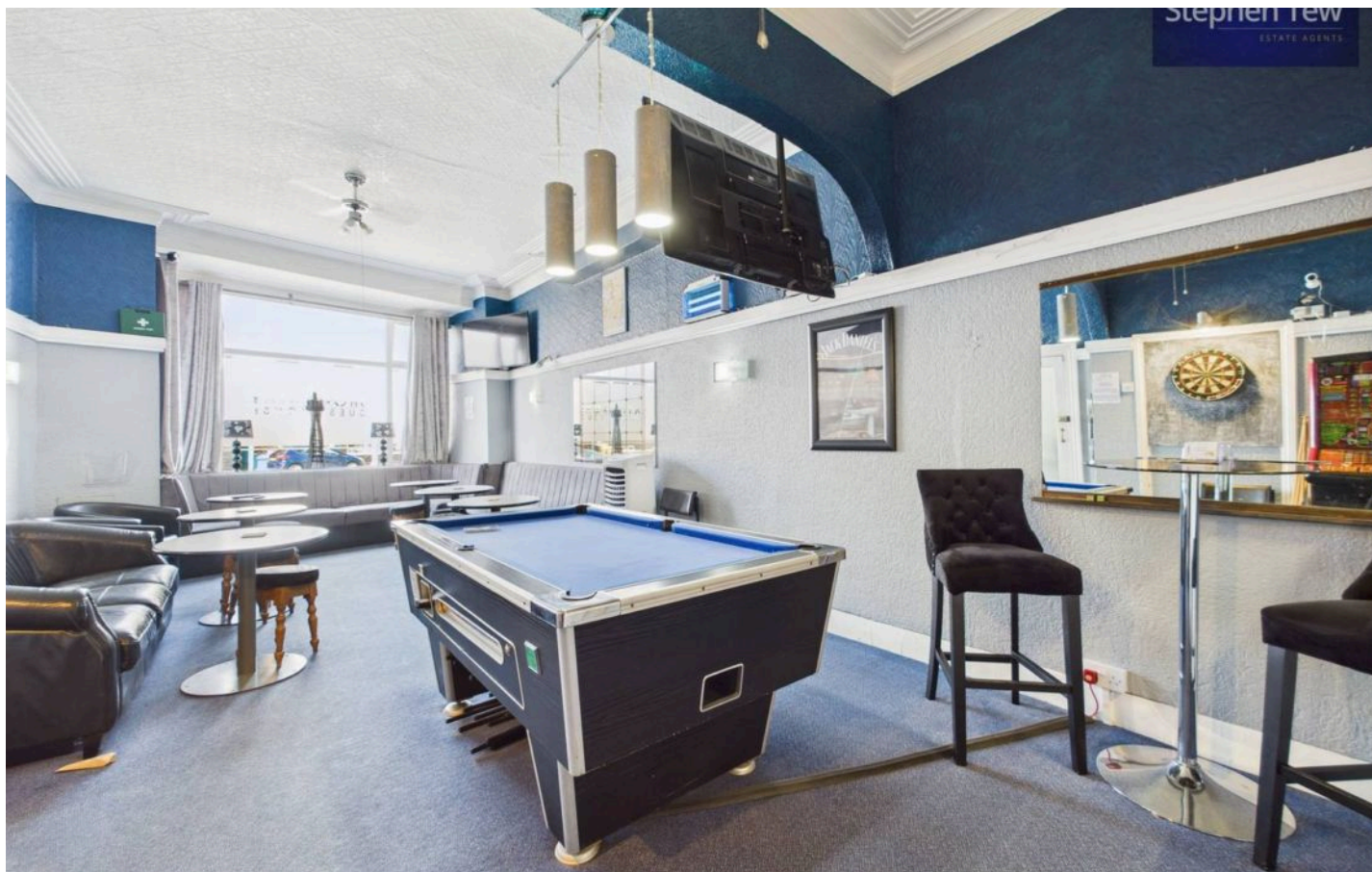
Outside, there is seating area to the front and a rear yard provides access to an outhouse equipped with plumbing and lighting, providing convenience for various purposes.

The possibilities for this extraordinary property are endless, whether one chooses to uphold its esteemed status as a successful guest house or embarks on its transformation into an elegant residential sanctuary.

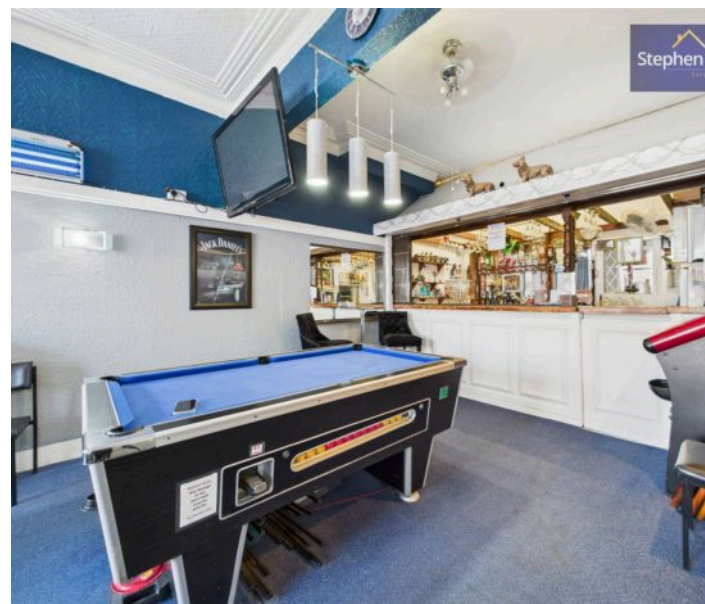
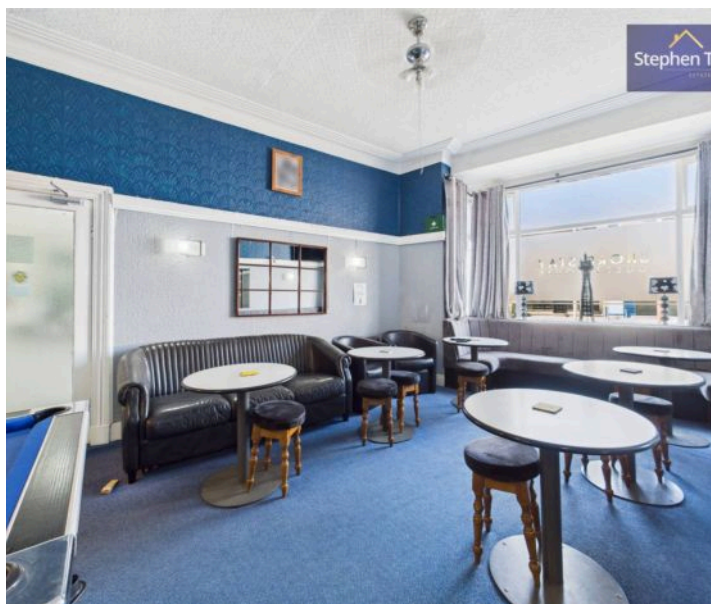
Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Tenure: Freehold





- Trading 10 Bedroom Guest House
- Accommodation For Up To 27 Guests
- Fixtures And Fittings In Guest Accommodation Included
- Licensed 24 Hour Bar With Guest Reception And Games Room, Guest Dining Room And Working Kitchen
- Approved Planning Permission (2025) To Convert To A 6 Bedroom Residential Property
- 10 Guest Bedrooms, 8 Of Which Boast En-suites, Guest WC And Shared Access To 3 Piece Suite Guest Shower Room
- Private Living Quarters Comprising Of Lounge, Modern Kitchen Renovated In 2023 With Oven, Hob And American Style Fridge/Freezer, 2 Double Bedrooms, One With En-suite, Bathroom And Office
- Accounts Available On Request
- Private Living Quarters Fully Renovated In The Last 6 Years And New Front Windows, Lintels And Roof Sections Replaced To The Ground And First Floor
- Boiler Is 2.5 Years Old, Still Under Warranty





Guest Reception Room

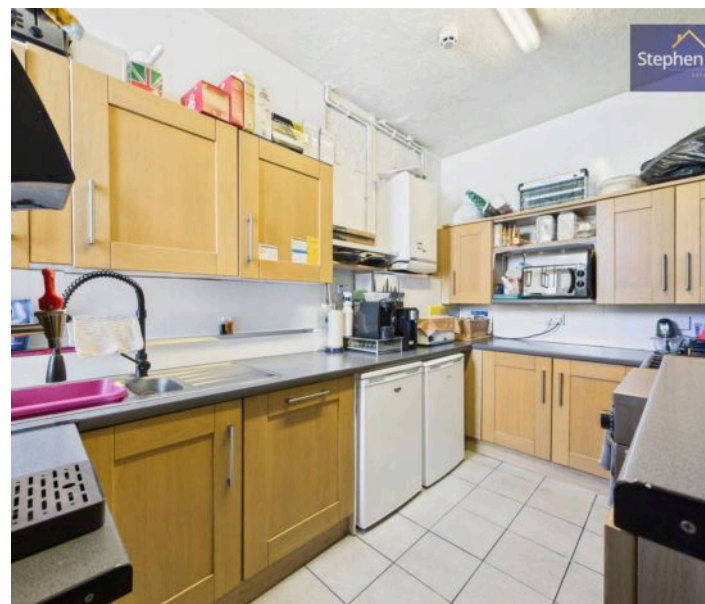
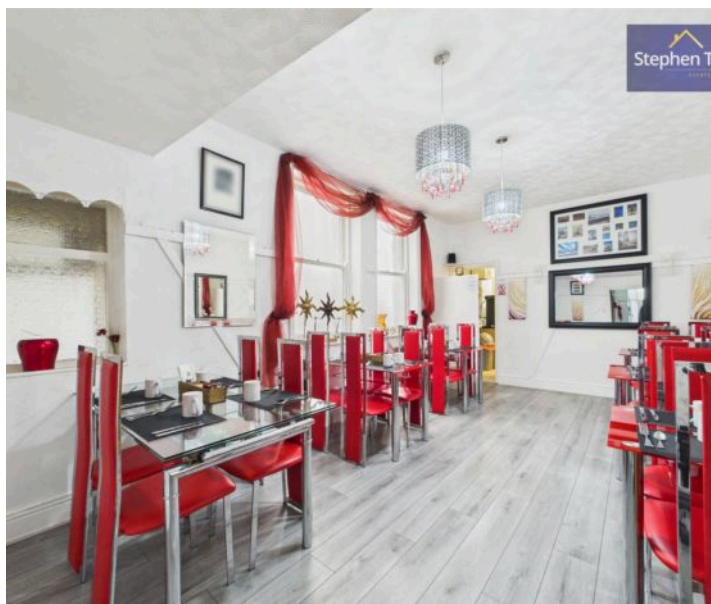
34' 4" x 13' 6" (10.46m x 4.12m)

Guest Dining Room

19' 2" x 11' 11" (5.83m x 3.64m)

Kitchen

7' 11" x 11' 10" (2.42m x 3.60m)





Private Living Quarters:

Lounge

11' 10" x 16' 10" (3.61m x 5.14m)

Office

12' 3" x 8' 0" (3.73m x 2.44m)

Bathroom

9' 8" x 11' 5" (2.95m x 3.49m)

Bedroom

14' 8" x 9' 2" (4.47m x 2.79m)

Kitchen

15' 3" x 11' 9" (4.65m x 3.57m)

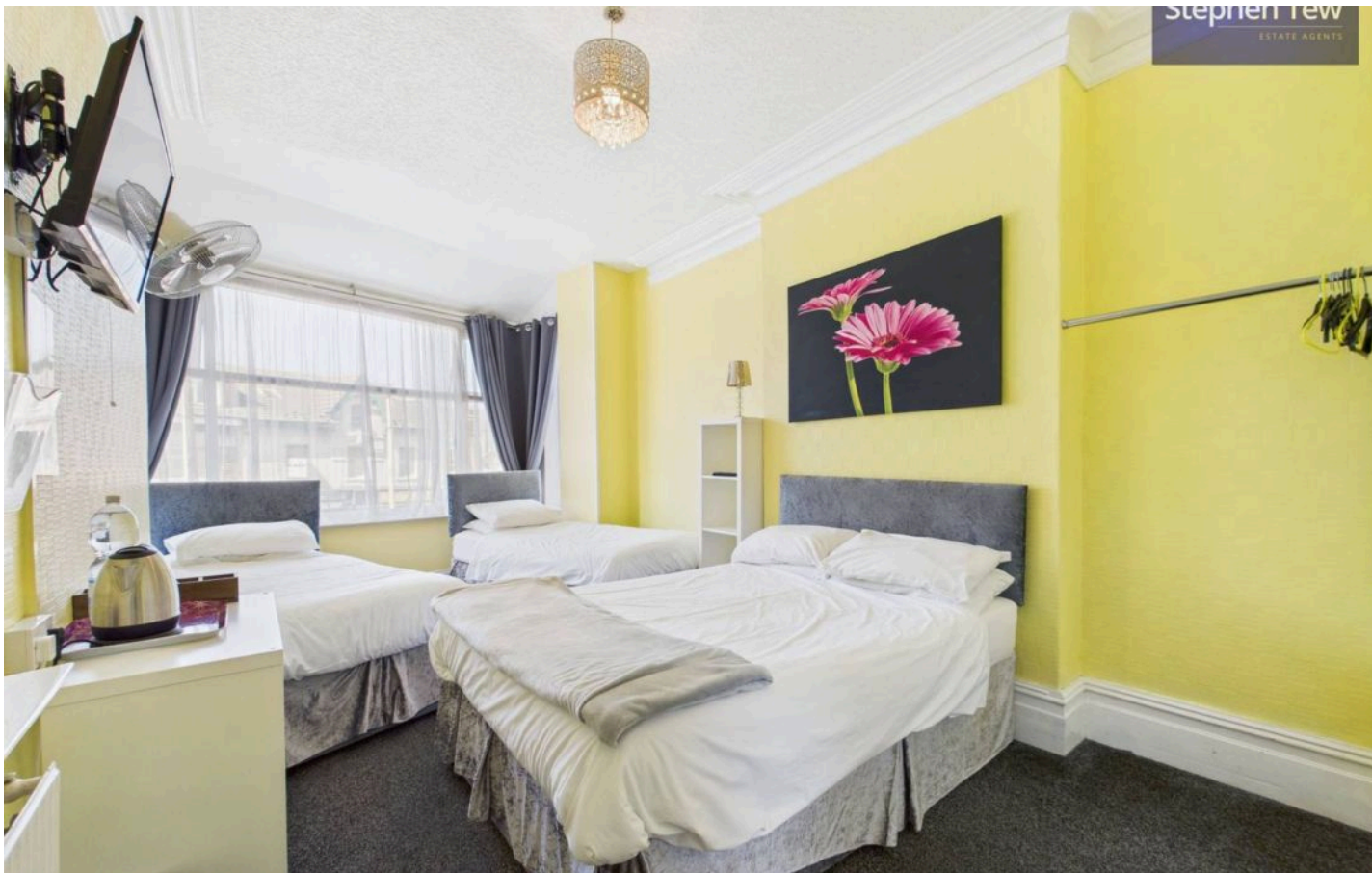
Bedroom

7' 10" x 11' 8" (2.38m x 3.55m)

Shower Room

5' 10" x 2' 3" (1.78m x 0.68m)





1st Floor:

Bedroom 1

18' 4" x 10' 5" (5.58m x 3.18m)

Family Room - Double, 2 x Singles And En-suite

Bedroom 2

12' 5" x 7' 7" (3.79m x 2.31m)

Double Room with sink

Bedroom 3

8' 10" x 11' 5" (2.70m x 3.48m)

Double And Bunk Beds with En-suite

WC

Bedroom 4

7' 10" x 8' 8" (2.38m x 2.63m)

Double Room with En-suite

Bedroom 5

8' 1" x 12' 1" (2.46m x 3.68m)

Double Room with En-suite

Bedroom 6

17' 9" x 10' 6" (5.42m x 3.21m)

Family Room - Double And Bunk Beds with En-suite

Bedroom 7

13' 0" x 7' 7" (3.96m x 2.31m)

Double Room

Bedroom 8

8' 11" x 11' 5" (2.72m x 3.48m)

Family Room - Double And Single Bed with En-suite

Guest Bathroom

2' 7" x 8' 8" (0.80m x 2.64m)

Bedroom 9

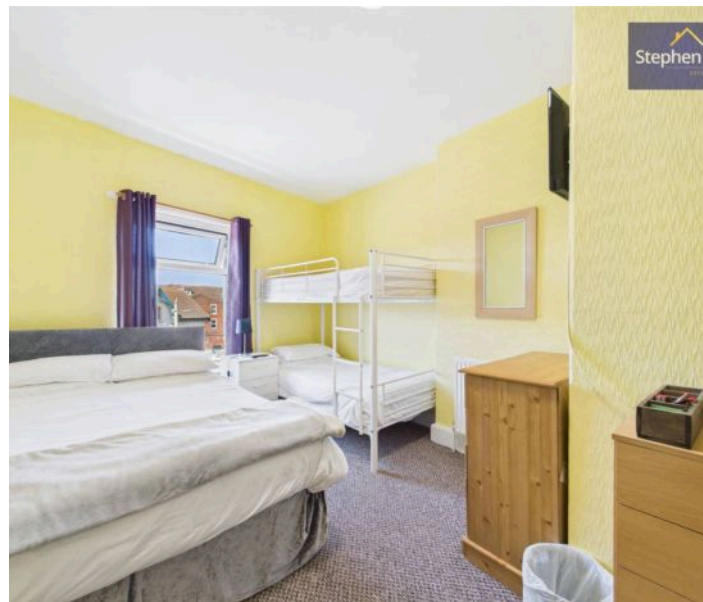
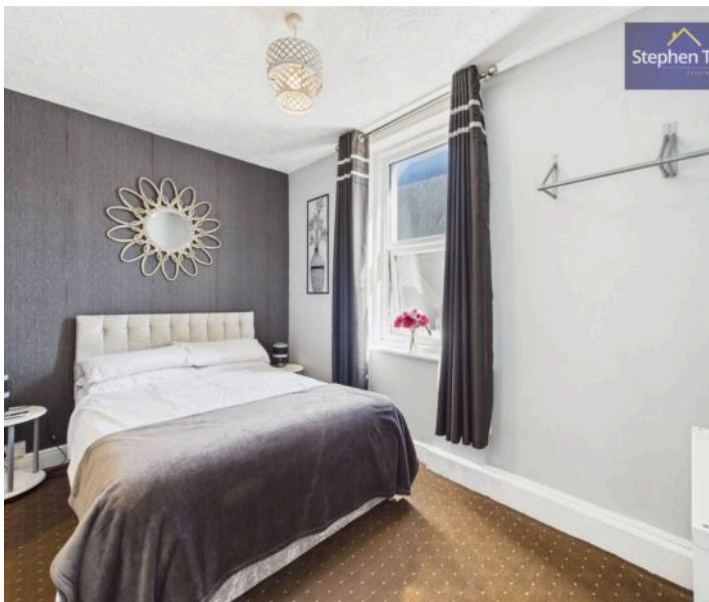
8' 11" x 9' 0" (2.71m x 2.74m)

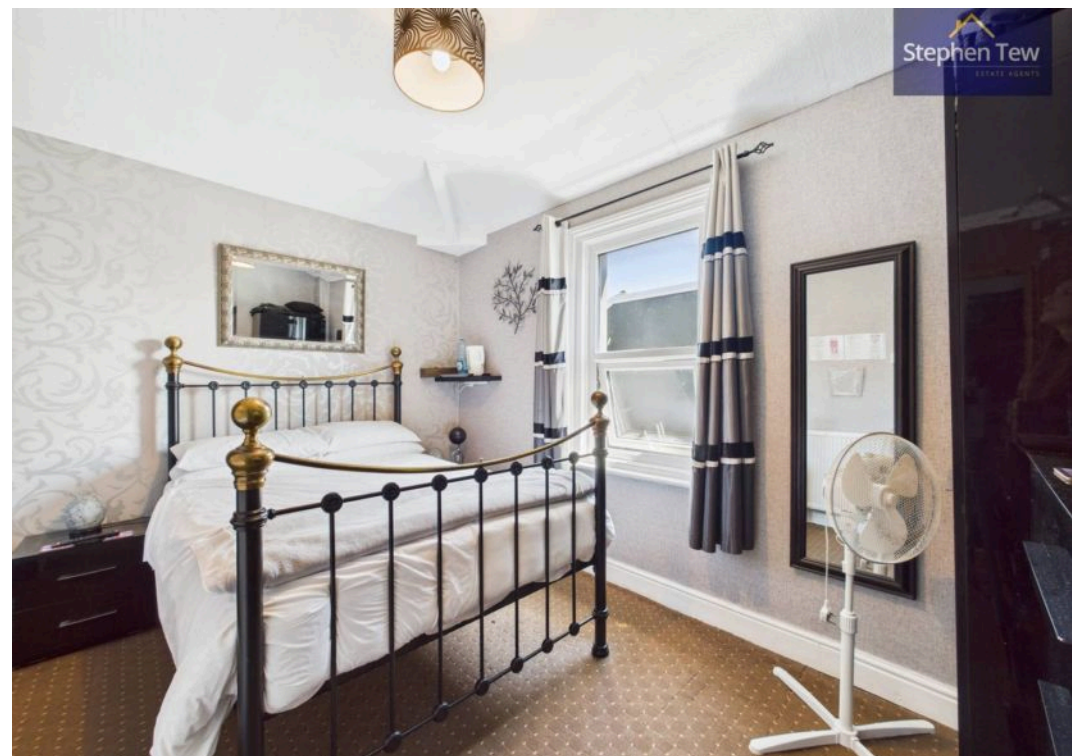
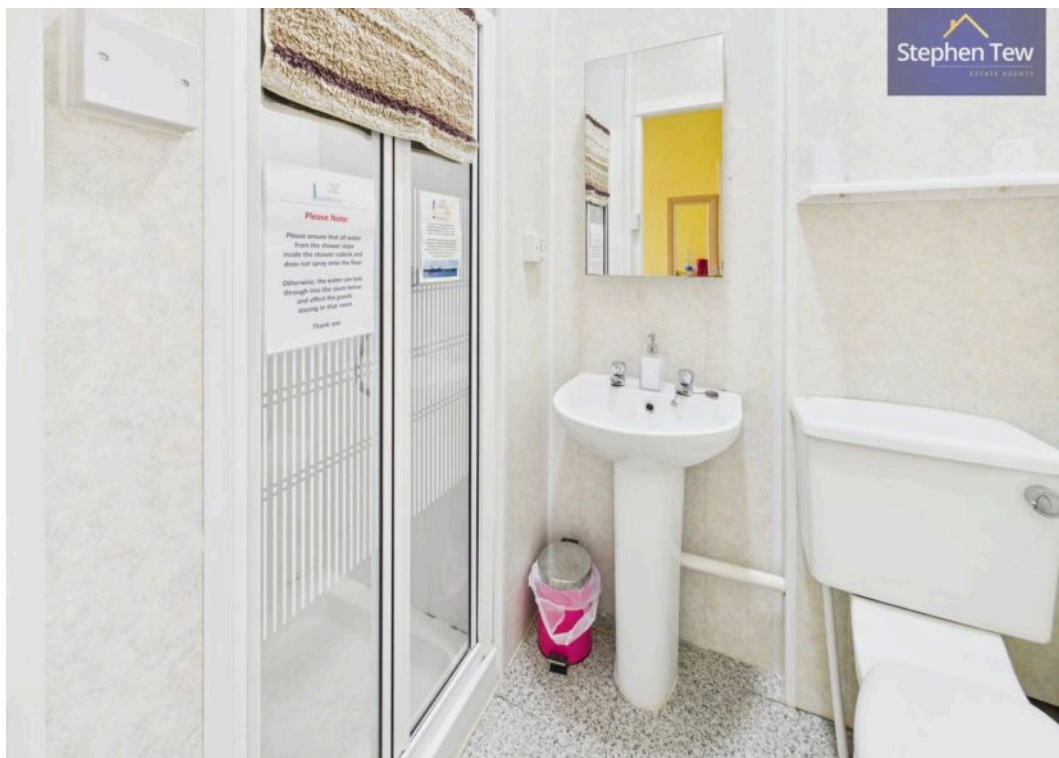
Double Room with En-suite

Bedroom 10

8' 5" x 12' 4" (2.57m x 3.77m)

Double Room with En-suite







Floor -1 Building 1



Approximate total area⁽¹⁾

830 ft²
77 m²

Reduced headroom

5 ft²
0.4 m²

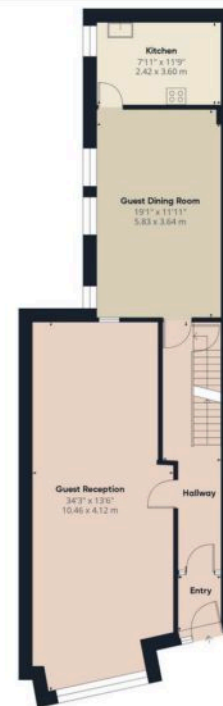
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS SPMS 3C standard.

DRAFT 360



Floor 1 Building 1



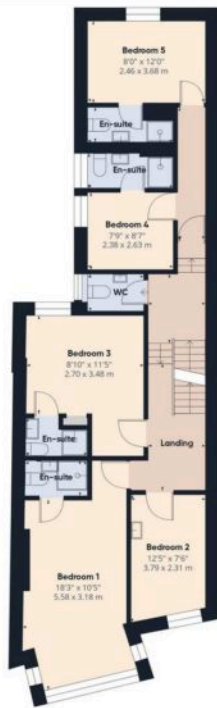
Approximate total area⁽¹⁾

869 ft²
80.7 m²

(1) Excluding balconies and terraces

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DRAFT 360



Floor 2 Building 1



Approximate total area⁽¹⁾
852 ft²
79.2 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

DRAFT 360



Floor 3 Building 1



Approximate total area⁽¹⁾
828 ft²
76.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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