



Rimini, 31 Wellington Road

Blackpool

Guide Price £140,000

Rimini

31 Wellington Road, Blackpool

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

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.

This impressive mixed-use property presents a lucrative investment opportunity in a highly desirable location, just moments from the seafront and within close proximity to a range of local amenities and excellent transport links. Currently operating as a six-bedroom hotel, the property is offered for sale on a freehold basis via the Modern Method of Auction with Pattinsons, providing flexibility for both experienced investors and those seeking a spacious residential dwelling (subject to the necessary approvals). The well-designed layout begins with a welcoming hallway that provides access to the reception area, a comfortable lounge, the first bedroom complete with its own en-suite bathroom, a separate bathroom, both areas of the generously sized kitchen, and a practical utility room. Stairs ascend to a bright landing on the upper floor, which houses four further bedrooms, each benefiting from private en-suite facilities, ensuring maximum comfort and privacy for guests or family members. The basement level offers additional versatility with a private bathroom and a well-proportioned bedroom, ideal for staff accommodation, guest use, or conversion to suit individual requirements. Throughout, the property is presented to a good standard, with modern fixtures and fittings that enhance its appeal as a hospitality venue or a substantial family home. The configuration of the accommodation allows for a seamless transition between commercial and residential use, making this an attractive proposition for buyers seeking multiple options for future development. Whether retained as a thriving hotel business or transformed into a spacious home with ample room for extended family living, this property's adaptable layout and prime location are sure to impress. The sale by modern auction offers a transparent and accessible route to purchase, appealing to a wide range of buyers. Early viewing is highly recommended to appreciate the scope and potential of this unique property in a sought-after coastal setting.



Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

**Hallway**

37' 0" x 5' 2" (11.27m x 1.58m)

Reception Area

7' 4" x 15' 1" (2.24m x 4.60m)

Lounge Area

13' 9" x 14' 2" (4.20m x 4.31m)

Bedroom 1

8' 1" x 12' 2" (2.46m x 3.71m)

En-suite

3' 2" x 6' 11" (0.97m x 2.10m)

Bathroom

9' 7" x 9' 8" (2.92m x 2.95m)

Kitchen

11' 6" x 6' 8" (3.51m x 2.04m)

Kitchen

6' 8" x 16' 10" (2.03m x 5.13m)

Utility

7' 9" x 6' 11" (2.37m x 2.12m)

Landing

3' 10" x 6' 6" (1.16m x 1.97m)

Landing

9' 3" x 2' 11" (2.82m x 0.90m)

Bedroom 2

11' 6" x 12' 3" (3.50m x 3.74m)

En-suite

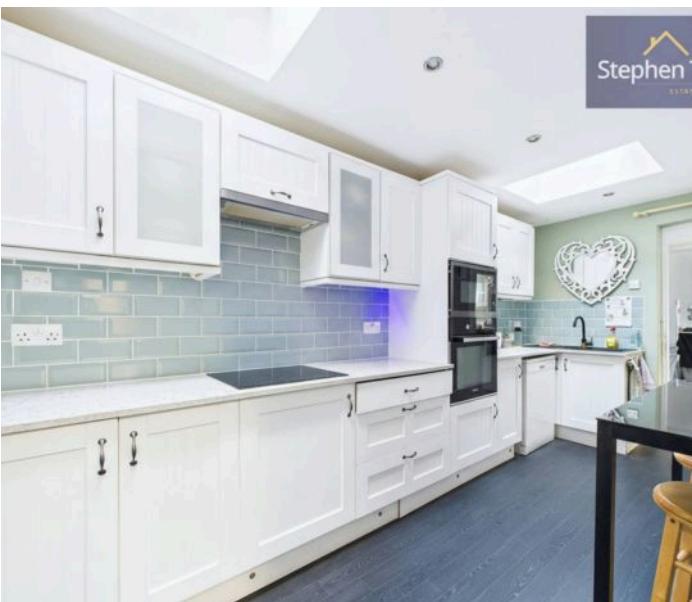
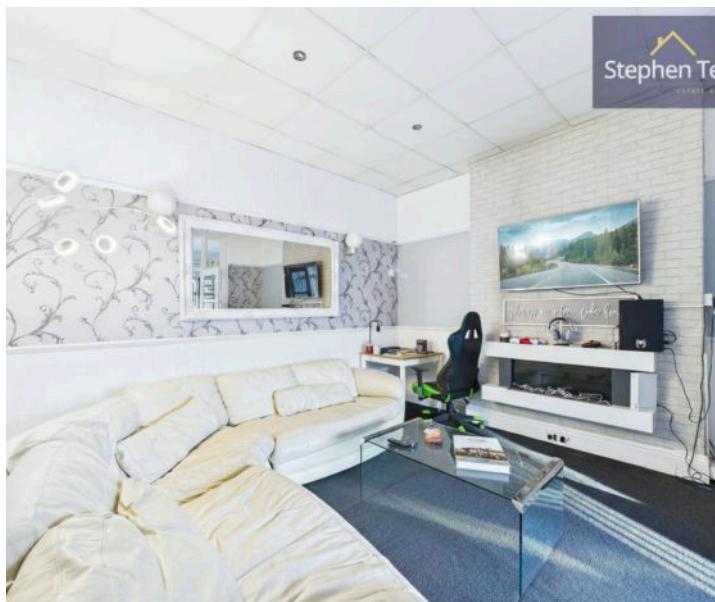
2' 9" x 8' 4" (0.83m x 2.55m)

Bedroom 3

13' 10" x 10' 10" (4.22m x 3.29m)

En-suite

3' 11" x 6' 1" (1.19m x 1.86m)

Bedroom 4

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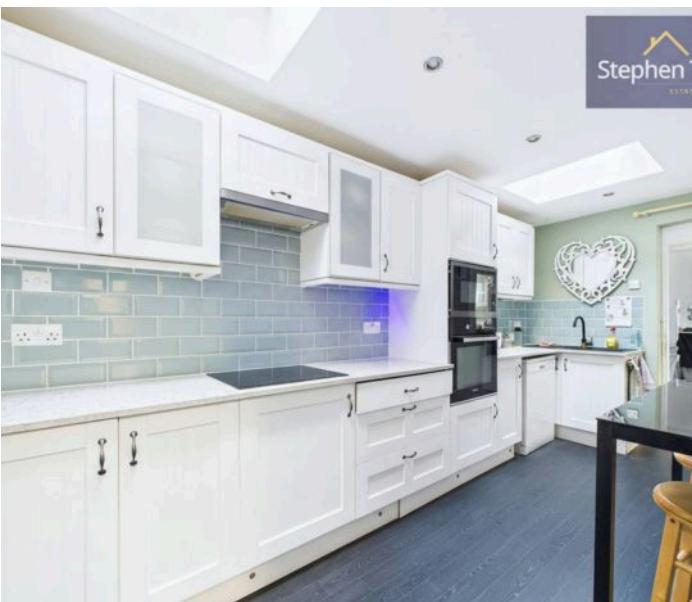
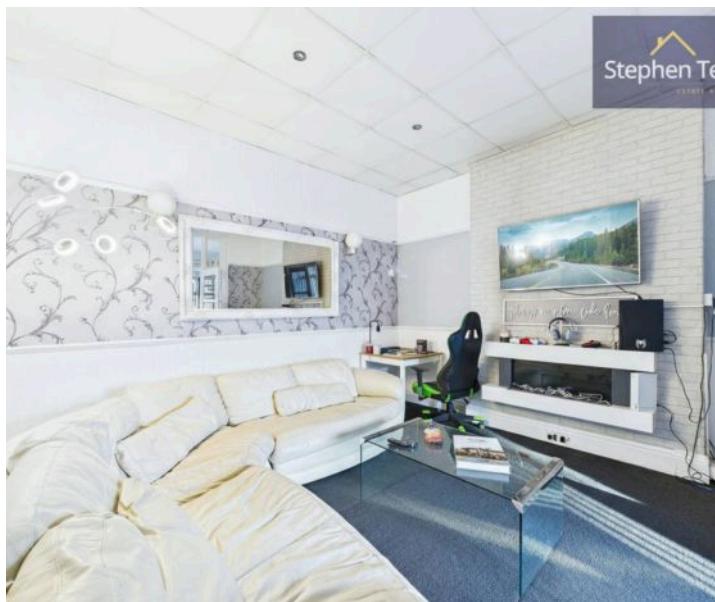
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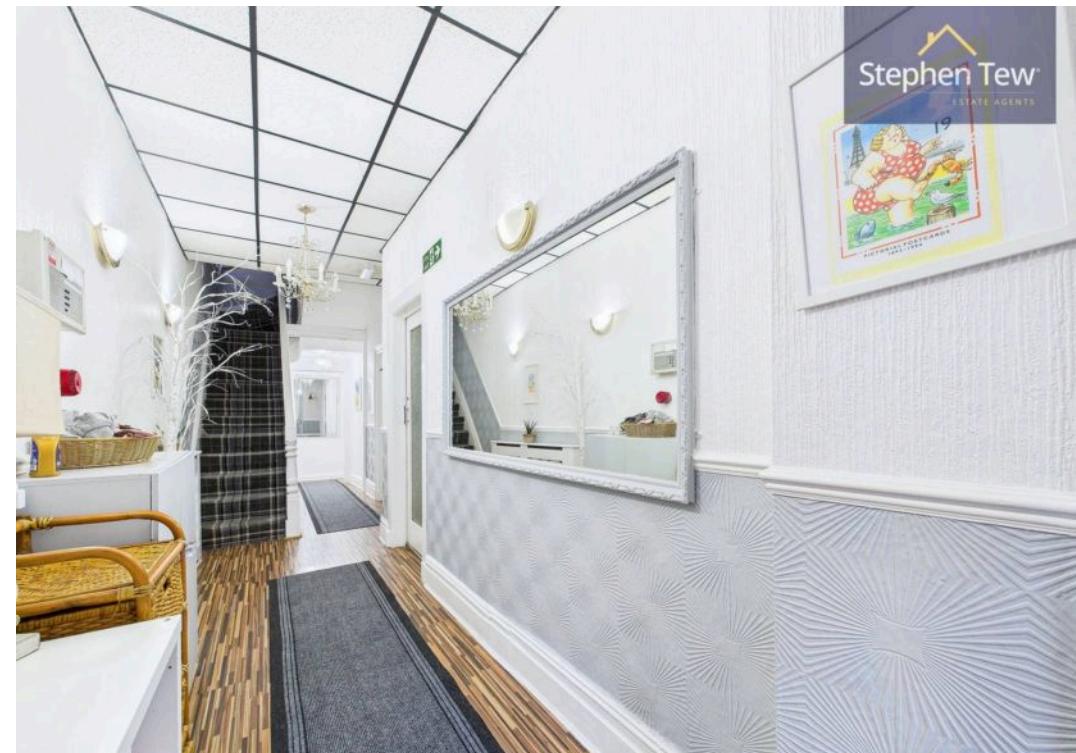
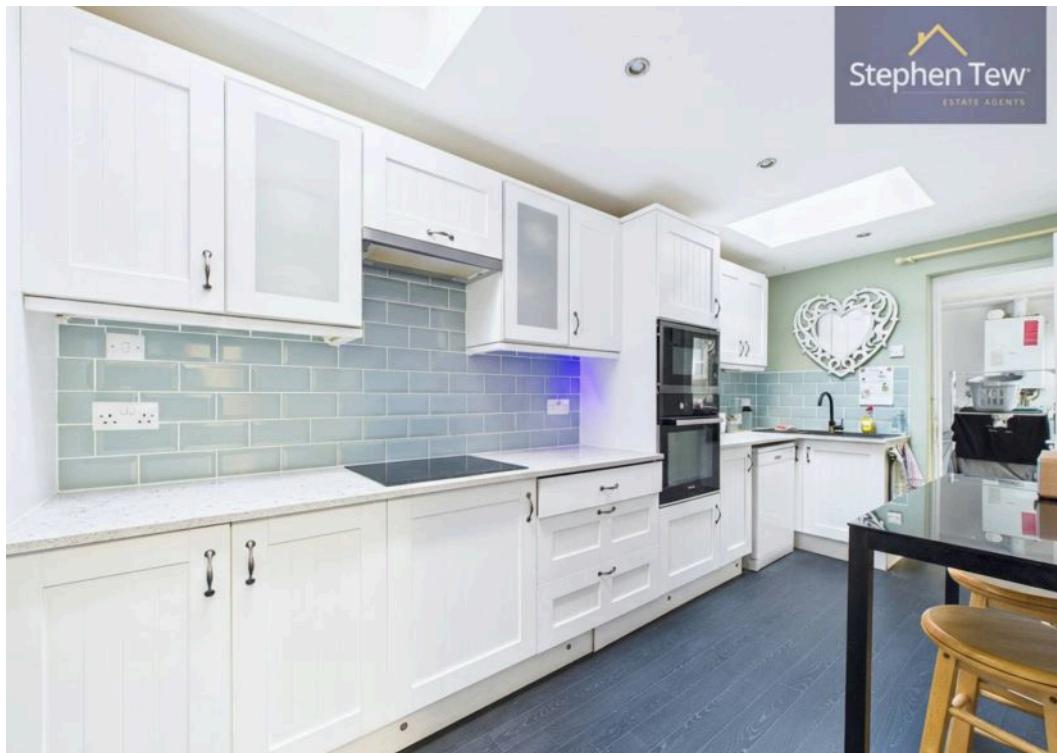
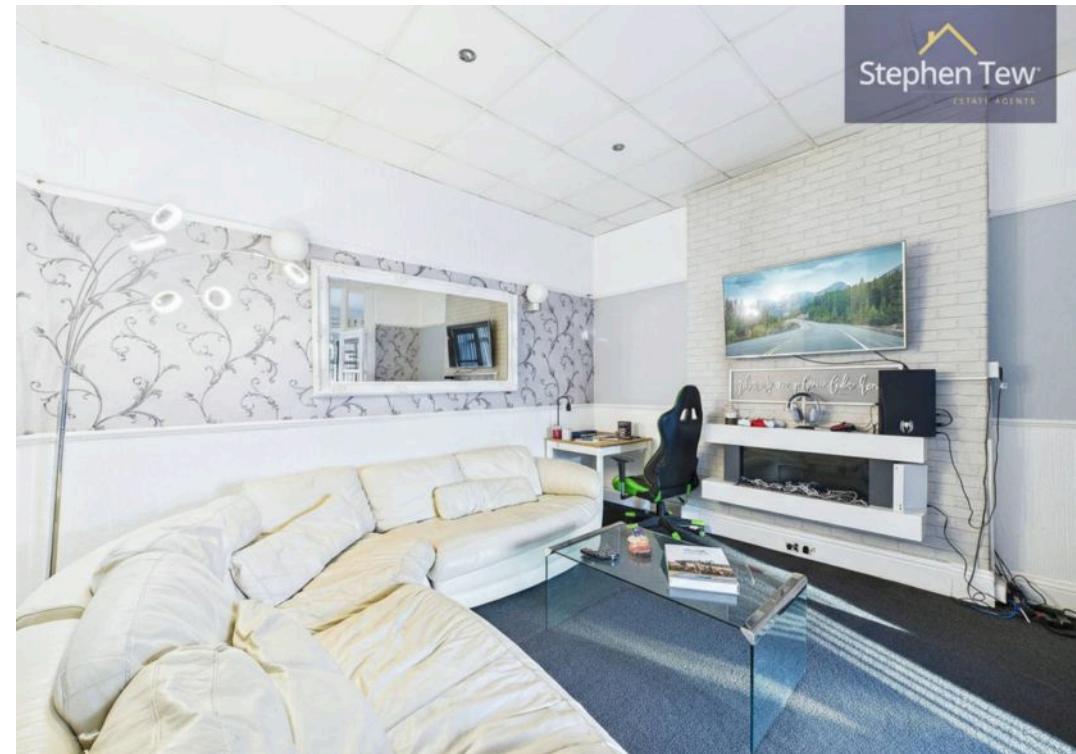
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En-suite

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Bedroom 4

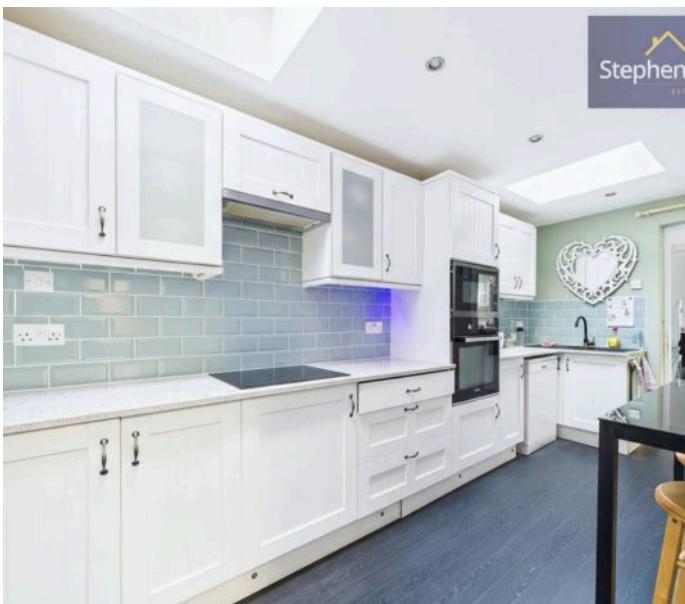
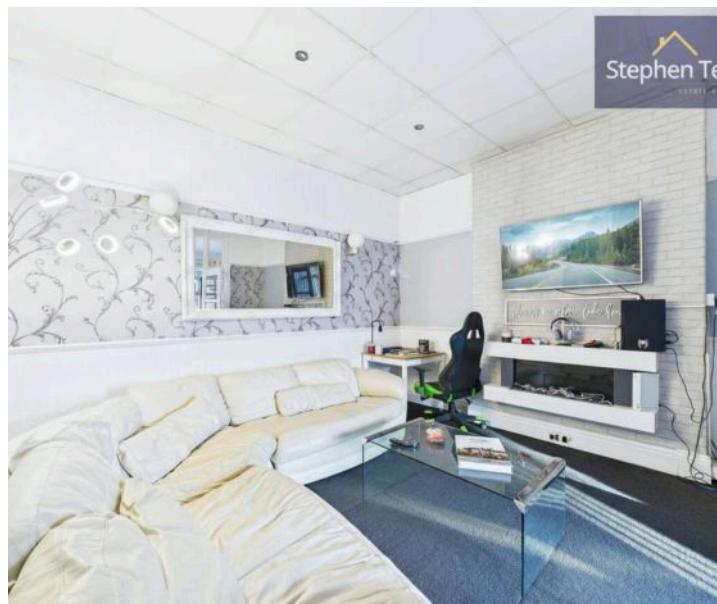




YARD

ON STREET

1 Parking Space







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