



**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)

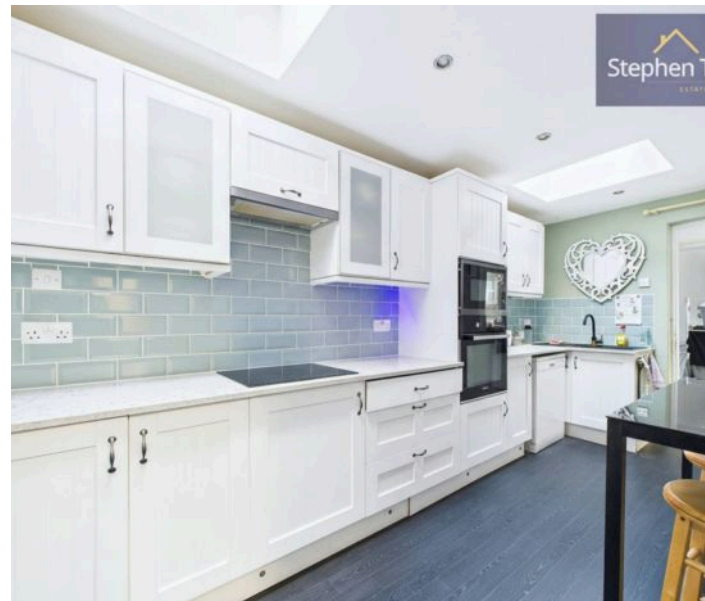
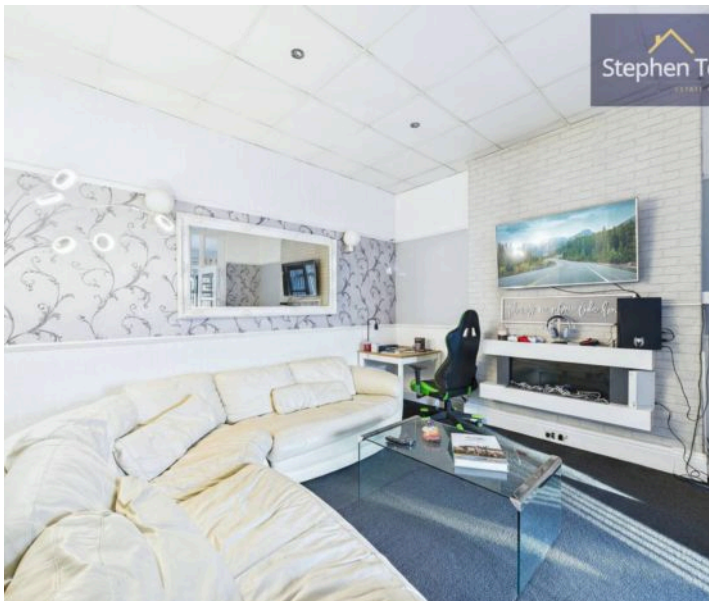
**Bedroom 2**  
11' 6" x 12' 3" (3.50m x 3.74m)

**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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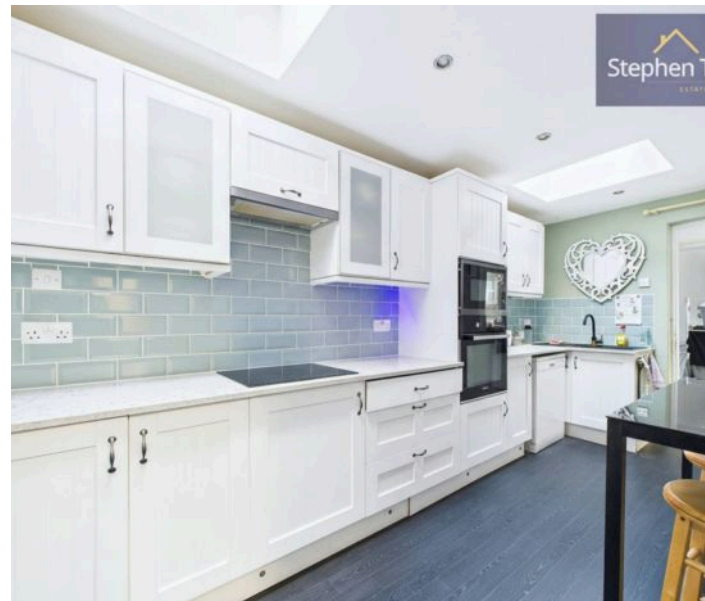
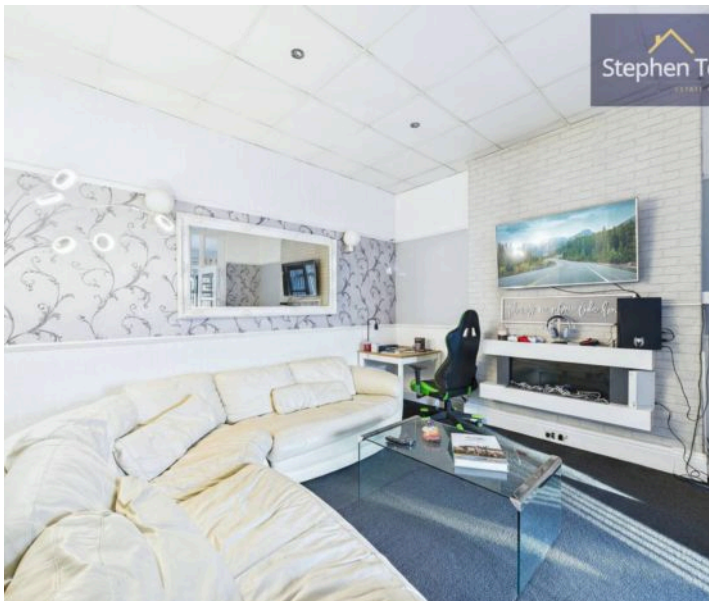
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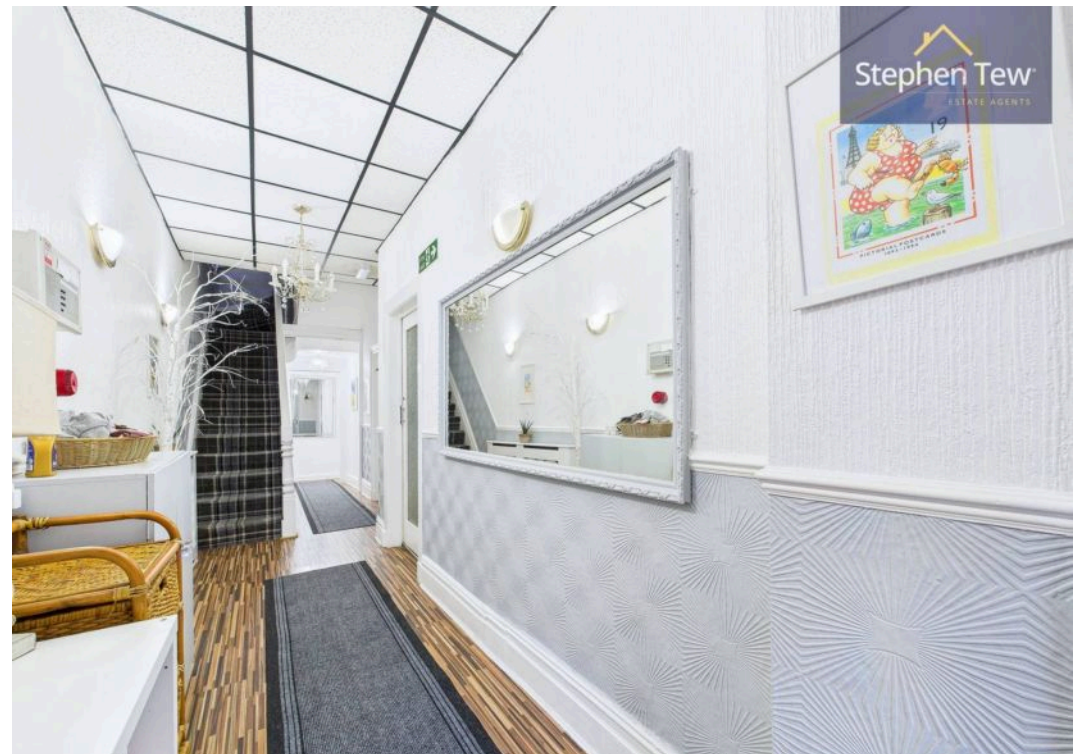
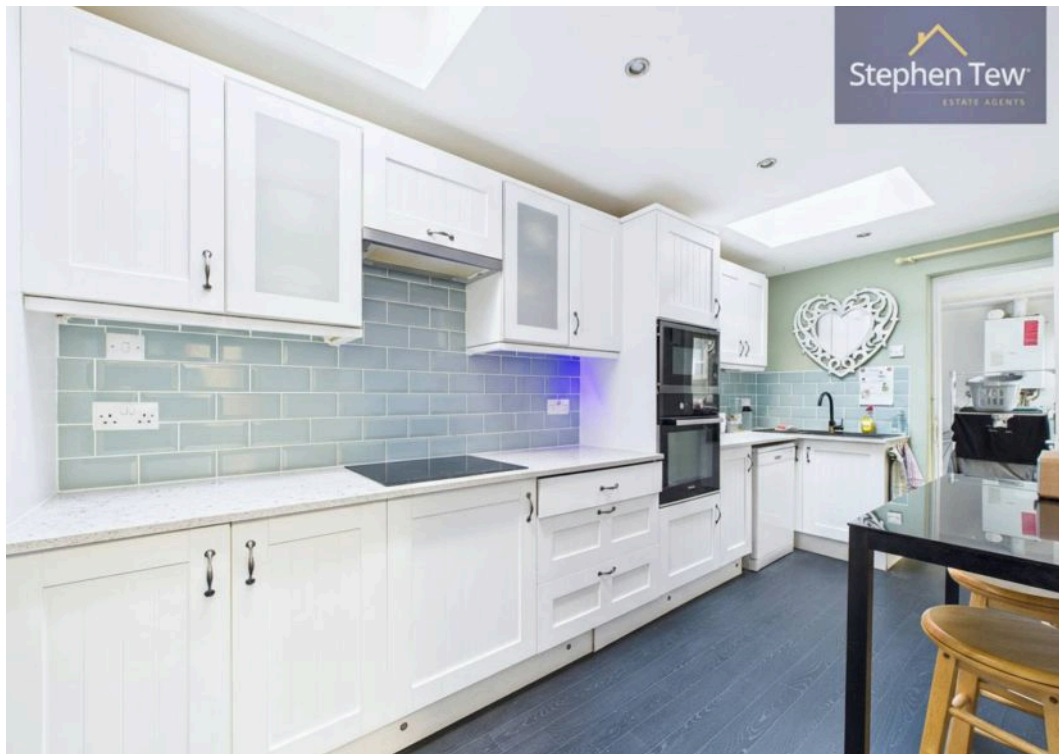
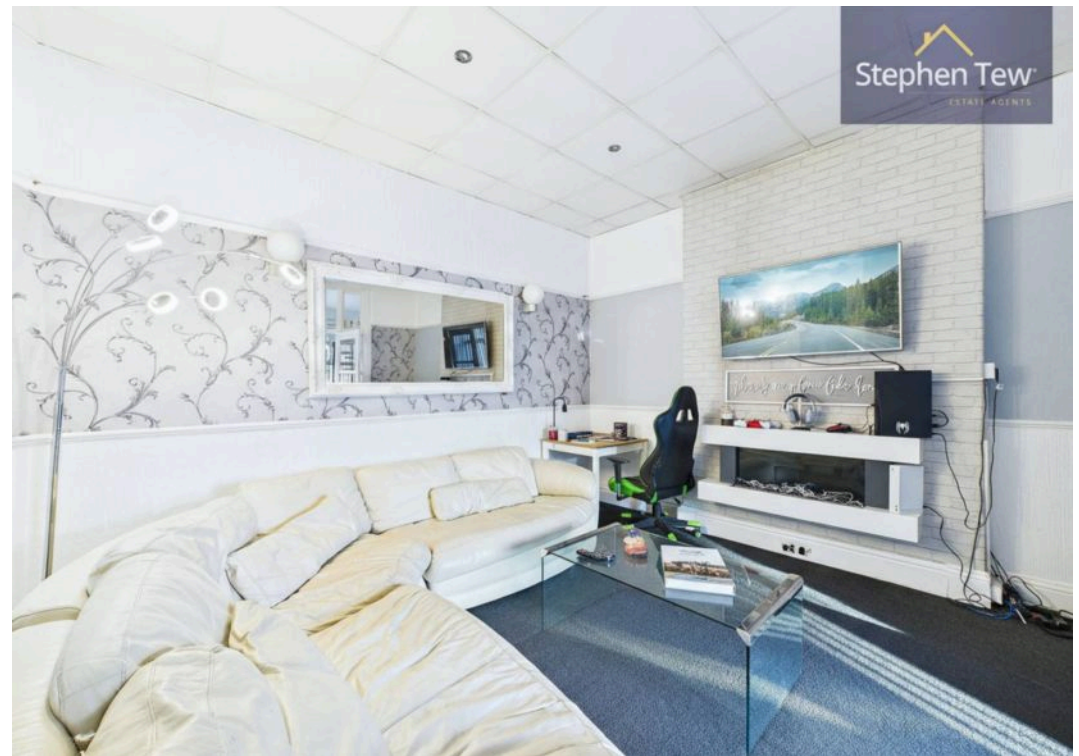
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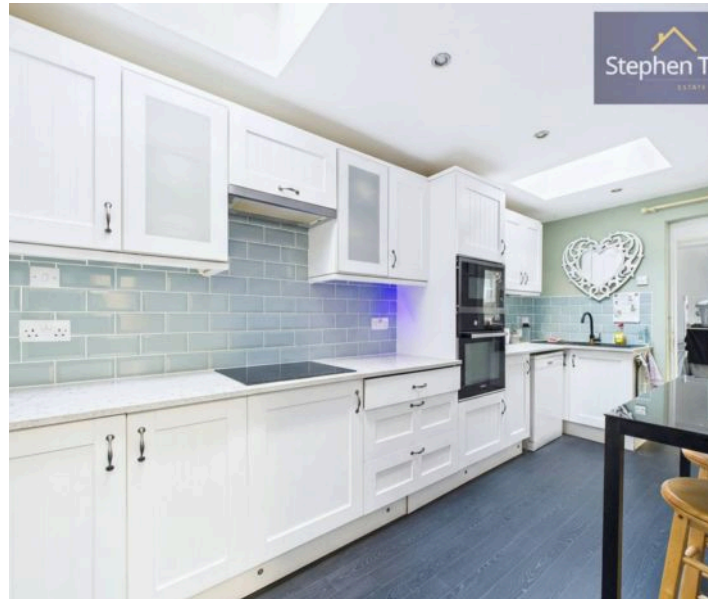
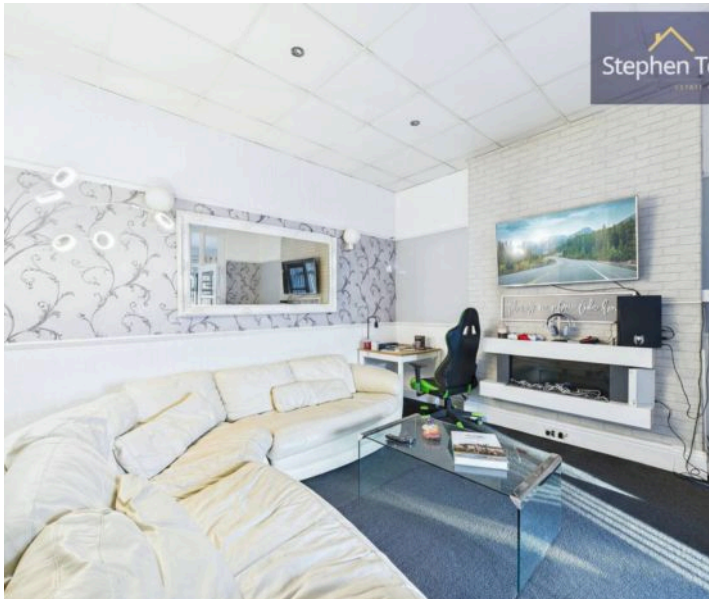




**YARD**

**ON STREET**

1 Parking Space





Floor -1



Floor 1



Approximate total area<sup>1)</sup>  
1933 ft<sup>2</sup>  
179.3 m<sup>2</sup>  
Reduced headroom  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

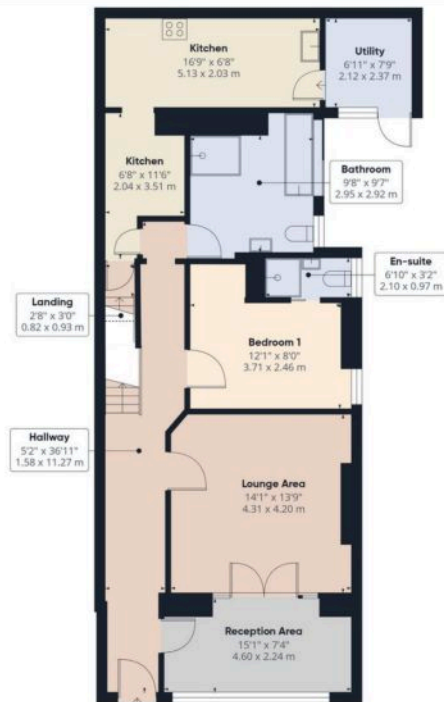
Reduced headroom  
Below 5 ft 1.5 m

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

DISAFL 360



Floor 2



Floor 1



Approximate total area<sup>1)</sup>  
961 ft<sup>2</sup>  
89.1 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.

DISAFL 360





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