

**Hawkes Hotel  
4 Station Road  
Blackpool**

**REF: 00H350M**

- \* **15 Bedroom Licensed Hotel – 14 En-Suite**
- \* **South Shore, Blackpool**
- \* **Close to Promenade, Pleasure Beach, Entertainments and Amenities**
- \* **Substantial End Terrace 3 Storey Property**
- \* **Catering for 36 Guests**
- \* **3 Bedroom Private Accommodation**
- \* **Car Parking for 3 Motor Vehicles**
- \* **Viewing Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** Kenricks are pleased to offer this 15-Bedroom Licensed Hotel for sale.

This substantial end terrace 3 storey property is situated within very close proximity of Blackpool's South Pier, Pleasure Beach, Entertainments and Amenities.

The hotel is in need of some cosmetic renovation, which is reflected in the price. This is a good-sized property with tremendous potential.

Viewing is highly recommended.

**Ground Floor**

Hallway leading to

Open Plan Sun Lounge Area with archway leading to Lounge / Dining Area.

Bar with functioning pumps and optics.

Commercial Kitchen with a range of catering equipment and utensils to cater for all guests.

Large Dining Room with period Tudor style décor.

Utility Room.

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**Lower Ground Floor – Private Accommodation**

3 x Bedrooms.

4 x Rooms.

Bathroom with new macerator with a 2-year warranty

**First Floor**

3 x Family Bedrooms – All En-Suite.

3 x Double Bedrooms – All En-Suite.

1 x Single Bedroom – En-Suite.

1 x Single Bedroom.

**Second Floor**

1 x Family Suite - En-Suite

2 x Family Bedrooms – Both En-Suite.

4 x Double Bedrooms – All En-Suite.



**EXTERIOR:** Small beer garden area to the front. Car parking to the rear providing parking for 3 motor vehicles.

**AGENTS NOTES:** The Hotel is centrally heated with a newly installed boiler with a 5-year warranty and has double glazing. All letting bedrooms have recently been refurbished with new flooring, have TV's, room refreshments and have had digital locks installed. New Fire System installed with a 10-year warranty. Solar Panels recently installed. There is potential for a public bar / restaurant. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold.

**STARTING BID:** £170,000

**VIEWING:** By appointment through Kenricks 01253 420420



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