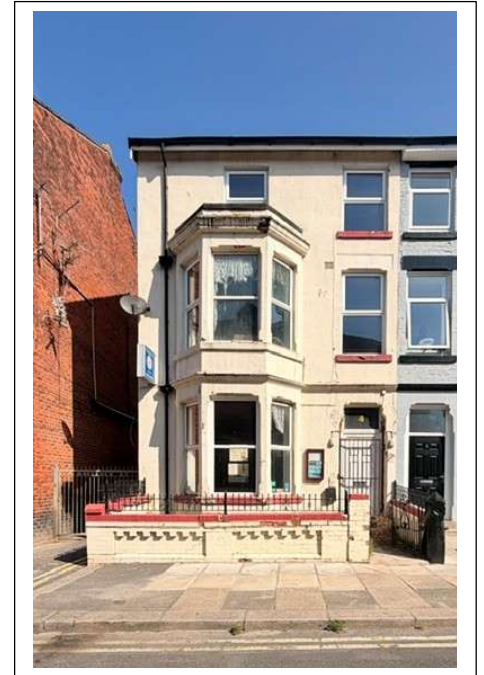


**4 Havelock Street
Blackpool**

REF: INV612M

- * **Development Opportunity**
- * **Former Hotel with Planning Permission for Conversion to 3 Self Contained Flats**
- * **Central Blackpool**
- * **Close to Town Centre & Entertainments**
- * **The Property has been Taken back to Brick and is Ready for Renovation**
- * **Substantial 3 Storey Property**
- * **Priced to Sell**
- * **Viewing Recommended**



DESCRIPTION: FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this Development Opportunity for Sale.

This substantial 3 storey property is situated in the popular location of Havelock Street in Central Blackpool being close to the Town Centre, Winter Gardens and Entertainments.

The former hotel has been taken back to brick in preparation for renovation and sections of the ground floor have already been plaster-boarded.

The property has planning permission which has been passed as of 2024 for conversion into 3 x self-contained apartments offering an excellent investment / development opportunity. Reference Number 24/0444

Viewing is Recommended.

REF: INV612M

Ground Floor

Entrance leading to Hall.

Ground floor Continued:

Proposed Apartment 1

Lounge / Kitchen / Diner – currently this room has been plaster-boarded to walls and ceiling and is ready for further renovation.

Bedroom 1 – currently this room has been plaster-boarded to walls and ceiling and is ready for further renovation.

Area to the rear of the ground floor which will be the Bathroom and Bedroom 2 – currently this space has been taken back to brick, the vaulted roof of the extension has new supporting beams and chip-boarding.

Lower Ground Floor

Cellar – which is proposed for bike storage and two additional storerooms.

First Floor

Proposed Apartment 2

Area which will be the Bedroom – This room has been taken back to brick and is ready for renovation.

Area which will be Bathroom – This room has been taken back to brick and is ready for renovation.

Area with bay window which will be Lounge / Diner / Kitchen – This room has been taken back to brick and is ready for renovation.

Second Floor

Proposed Apartment 3

Area which will be Bedroom 1 and the Bathroom – This room has been taken back to brick and is ready for renovation.

Steps up to Area which will be Bedroom 2 – This room has been taken back to brick and is ready for renovation.

Area which will be the Lounge / Kitchen / Diner – This room has been taken back to brick and is ready for renovation.

EXTERIOR: Small Paved Garden to the front of the property.

AGENTS NOTES: The property has planning permission passed for conversion into 3 self-contained apartments – Reference Number 24/0444. Proposed floorplans were submitted and passed and are as in the image below.

The property has new double-glazed windows throughout.

The property has been taken back to brick and renovations started – there has been plaster boarding to sections of the ground floor, new staircases are in place and new beams and boarding to the internal vaulted roofs of the property.

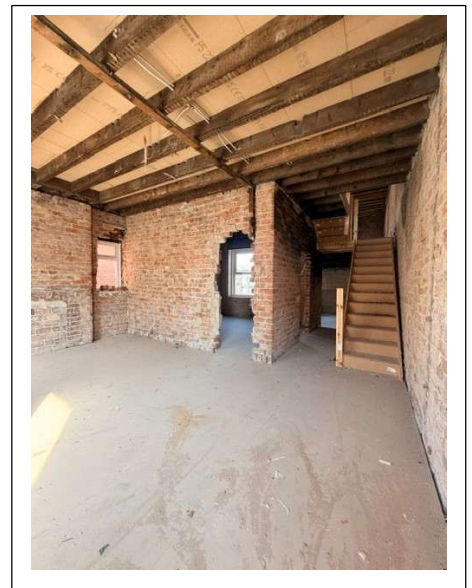
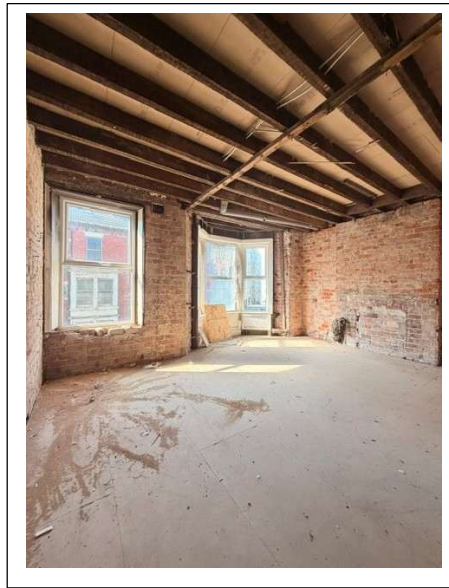
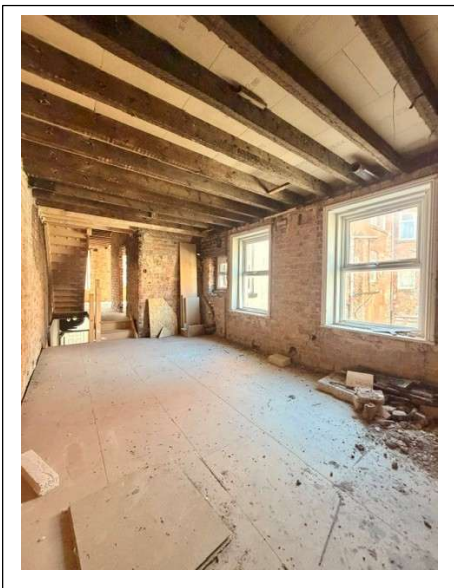
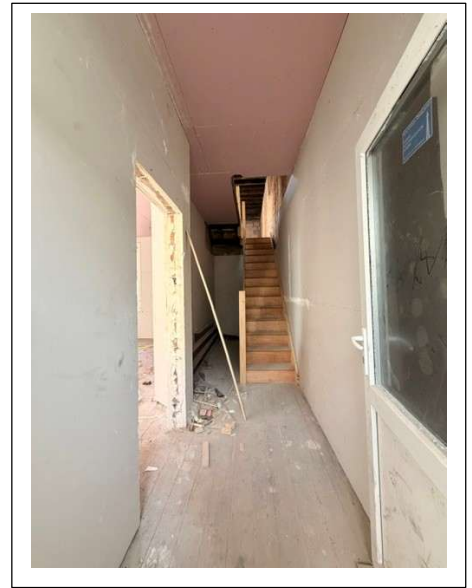
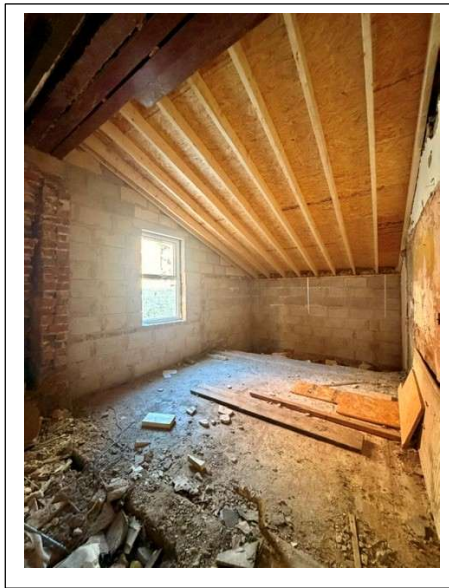
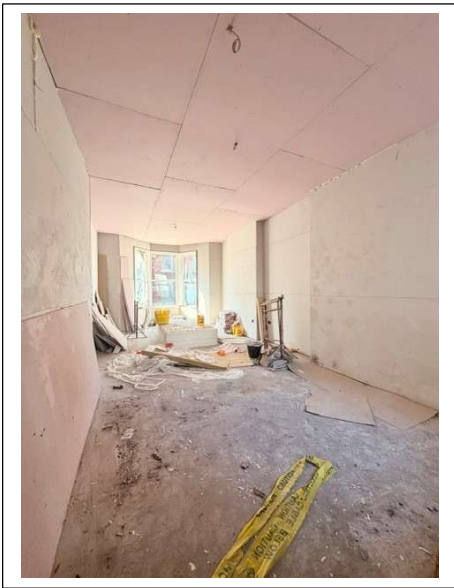
Sale subject to the fees, terms and conditions of Pattinson Auctions.

REF: INV612M

TENURE: Freehold.

STARTING BID: £125,000

VIEWING: By appointment through Kenricks 01253 420420.



REF: INV612M

