

**Waldorf Hotel
591-593 New South Promenade
Blackpool**

REF: 00H439M

- * **34 Bedroom Licensed Hotel – 31 En-Suite**
- * **23 with Spectacular Sea Views**
- * **South Shore, Blackpool**
- * **Situated on the New South Promenade**
- * **Excellent Seafront Location**
- * **Prominent Corner Position**
- * **Substantial 4 Storey Property**
- * **Building Occupies a Floor Area of approx. 530.906 sq. ft**
- * **Site Area is approx. 0.269 acres**
- * **Currently Not Trading**
- * **2 Bed Private Accommodation**
- * **Priced to Sell**
- * **Car Parking for 18 Motor Vehicles**
- * **Passenger Lifts to all Floors**
- * **Tremendous Potential**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On Behalf of Pattinson Auctions, Kenricks are delighted to offer this 34 bedroom licensed hotel for sale.

This substantial 4 storey sea front property occupies a prominent corner position on the prestigious New South Promenade in South Shore, Blackpool, next door to Hamptons by Hilton. The hotel could also be purchased as an investment property as it has the potential to be leased at an annual rent of £30,000.

The hotel has not been trading having ceased trading in September 2024 due to retirement.

Viewing recommended.

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Ground Floor

Main Entrance leading to:
Reception area with LVT flooring.
Elevated Sun Lounge with spectacular sea views.
Lounge Bar with double bar fridge & pool table.
Cabaret Bar
Dining Room with parquet flooring
Kitchen with a range of catering equipment, double fridge & 2 freezers.
Beer Cellar with Bilk Chiller
Laundry Room
Spirit Store
Lift Lobby
Ladies & Gents Toilets



First Floor

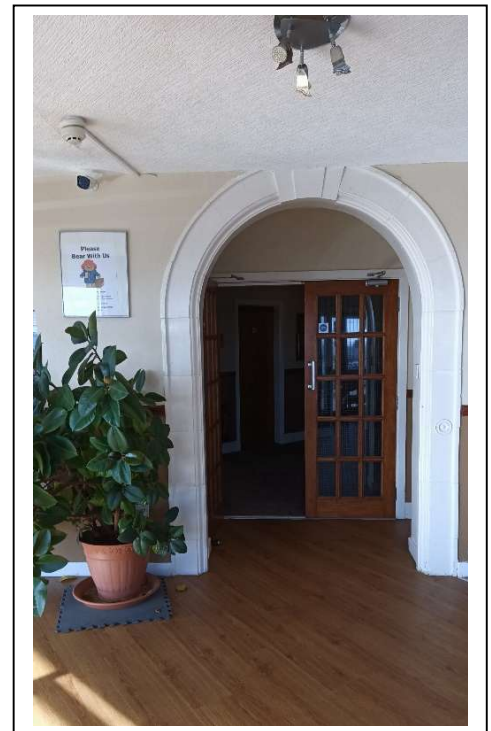
1 Family Suite comprising Family room & Double bedroom - En- suite
2 Family Bedrooms with sea view – Both En-Suite.
6 Double Bedrooms 4 with sea view – All En-Suite
3 Twin Bedrooms with sea view – All En-Suite.
1 Single Bedroom with sea view – En-Suite.
Staff Rest Room with 2 Bedrooms
Linen Store
Storeroom

Private Accommodation

Lounge / Kitchen / Diner
2 Bedrooms – Both En-Suite

Second Floor

1 Family Suite with sea view comprising Double bedroom & Single bedroom – En-suite
2 Family Bedrooms 1 with sea view– Both En-Suite.
8 Double Bedrooms 4 with sea view – 7 En-Suite.
3 Twin Bedrooms with sea view – All En-Suite.
Linen Store
Private Shower & Toilet



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Third Floor

1 Family Suite with sea view comprising Double bedroom & Single bedroom – En-suite
2 Family Bedrooms – Both En-Suite.
2 Double Bedrooms with sea view– Both En-Suite.
2 Single Bedrooms with sea view – Both En-Suite.
Guest Ironing Room with Linen Store

EXTERIOR: Car park to the front providing parking for 4 motor vehicles for guests, cap parking for 2 motor vehicles to the side and car parking for 12 motor vehicles to the rear policed by an ANPR System. Small yard to the rear with a boiler room housing 3 boilers.

AGENTS NOTES: The hotel has double glazing and gas central heating.
All letting rooms have Smart TVs and room refreshments.
L2 Fire system installed. We are informed the building was repointed in 2024
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: There are no trading accounts available as the hotel ceased trading in August 2024 due to retirement.

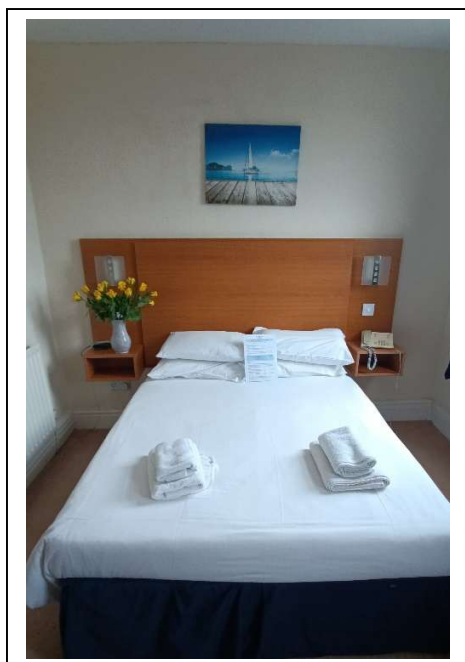
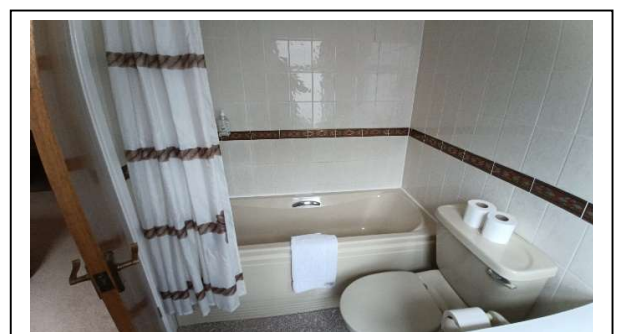
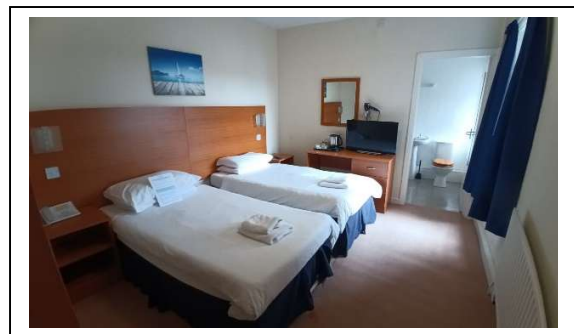
TENURE: Freehold

STARTING BID: £295,000

VIEWING: By appointment through Kenricks 01253 420420



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