

**Avant Garde Hotel
115 Albert Road
Blackpool**

REF: 00H495M

- * **14 Bedroom Licensed Hotel – All En-Suite**
- * **Central Blackpool**
- * **Close to Winter Gardens, Entertainments & Amenities**
- * **In Lovely Order Throughout**
- * **Currently Trading as a Swingers Hotel**
- * **Substantial 4 Storey Property**
- * **Recently Refurbished**
- * **3 Bedroom Private Accommodation**
- * **Priced to Sell**
- * **Garage**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this 14 bedroom licensed hotel for sale.

This substantial 4 storey property is situated in Albert Road, in the heart of Blackpool's vibrant Town Centre being close to Winter Gardens, entertainments and all amenities.

The Avant Garde Hotel is currently trading as a Swingers only Hotel but could easily trade as a traditional hotel if desired.

The hotel is in immaculate order throughout, having gone through an extensive refurbishment and needs to be viewed to be fully appreciated.

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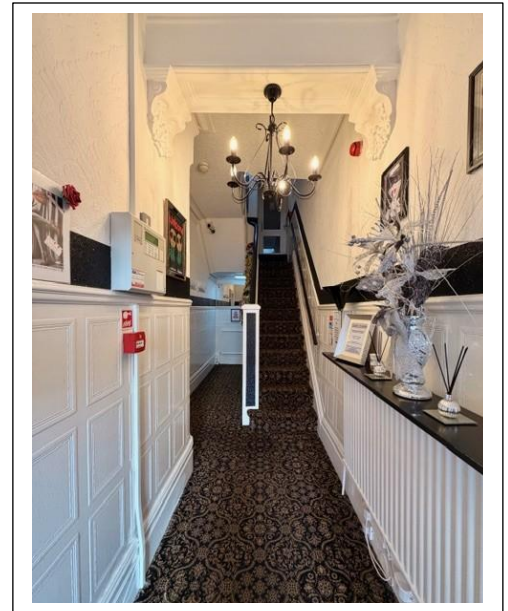
Ground Floor

Vestibule Entrance leading to:
Entrance Hallway
Open Plan Bar/Lounge with fitted bar, wood effect flooring and chandelier lighting.
Rear Lounge with leather seating and feature painting to walls.
Fitted Kitchen with wall and base units, suspended ceiling and non-slip flooring
Office Area.

Private Accommodation

Spacious Lounge with Dining Area and wall lighting.
Internal Staircase leading to:

First Floor Master Bedroom with built-in robes.
Bathroom.



Lower Ground Floor – Private Accommodation continued.

2 Double Bedrooms
Laundry room

Large Open Plan Play Area with concealed lighting, feature 4 poster bed, 2 double play beds, adult swing, flat screen tv, and lounge area with leather seating.
Play Room with concealed lighting and feature adult equipment.
Ladies and Gents Toilets.

First Floor

5 Double Bedrooms – All En-Suite, one with walk in wardrobe.

Second Floor

6 Double Bedrooms – All En-Suite.

Third Floor

2 Double Bedrooms –Both En-Suite.
1 Single Bedroom – En-Suite.

EXTERIOR: Artificial grassed area to the front. Garage to the rear and yard.

AGENTS NOTES: The hotel is centrally heated and has double glazing. All letting bedrooms have flat screen TV's, room refreshments and some bedrooms have safes. Sale subject to the fees, terms and conditions of Pattinson Auctions.

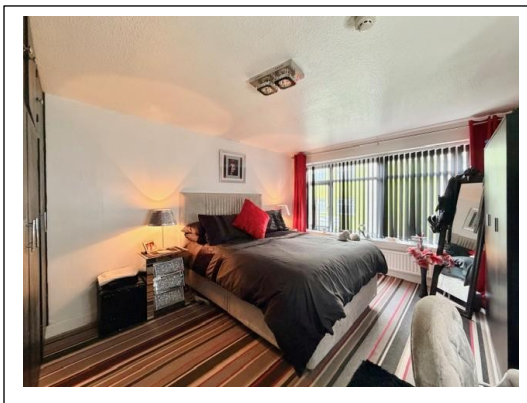
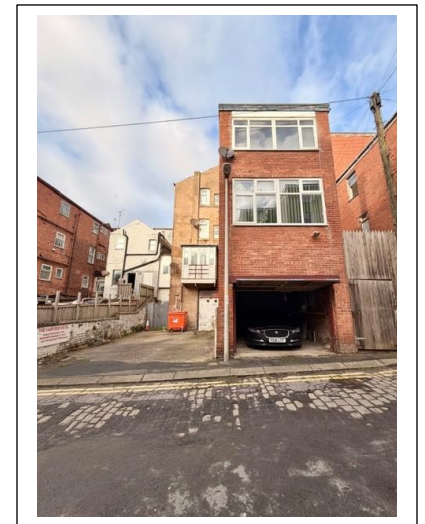
BUSINESS: Accounts on application. This a lifestyle business and is currently operating solely as a swinger's hotel. The hotel is open to suit our own clients needs and there is huge potential to increase trade.

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TENURE: Freehold.

STARTING BID: £275,000

VIEWING: By appointment through Kenricks 01253 420420.



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