

Hotel in FY1

Albert Road, Blackpool, Lancashire, FY1 4PW

£265,000 Starting Bid

Tenure

Freehold

Property features

- 14 Bedroom Licensed Hotel – All En-Suite
- Central Blackpool
- Close to Winter Gardens, Entertainments & Amenities
- In Lovely Order Throughout
- Currently Trading as a Swingers

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply

We 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.

Please note further images are available upon request.

Please note we have not inspected the property.

Price: Starting Bid £265,000

Property Type: Hotel

Business Type: B & B's

Parking: None

Accommodation - 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.



Location

Situated in Albert Road, in the heart of Blackpool's vibrant Town Centre being close to Winter Gardens, entertainments and all amenities



Lower Ground Floor

Private Accommodation continued:
2 Double Bedrooms
Laundry room.

Further photos available upon request of:
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.



Tenure

Freehold. Title number LA417596.



EPC

Available upon request, rating C.



Rateable Value

The current owners do not pay business rates but do pay council tax £1,800 per year.

VOA states the current rateable value to be £8,000



Agent 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.



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.





Albert Road, Blackpool, Lancashire, FY1 4PW

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.