

LEA GATE

BLACKPOOL ROAD, LEA, PRESTON, PR4 0XB

SUBSTANTIAL FREEHOLD PUBLIC HOUSE AND HOTEL FOR SALE



savills



LEA GATE

RECEPTION ➡

PARKING ➡

BEDROOMS ➡

HIGHLIGHTS INCLUDE:



Freehold Public House
and Hotel



Prominent roadside
property



38 Ensuite hotel
bedrooms



Property extending to
approximately 22,165 Sq
Ft (2,059 Sq M).



Site extending to approx
1.093 acres



Bar and restaurant areas
with seating for 230
covers



Designated parking for
97 vehicles



Substantial offers are
invited for the benefit of
our clients freehold
interest



LOCATION

The Lea Gate is located on the outskirts of Preston in Lancashire, positioned close to the A59 with convenient access to the M6 and junction 2 of the M55 motorway, both within a short driving distance. The property occupies a prominent roadside location in a semi-rural setting to the south-west of the city, surrounded by open farmland, residential properties and local amenities.

DESCRIPTION

The Lea Gate occupies a prominent roadside position on Blackpool Road and offers a substantial mix of bar, dining areas for approximately 238 covers in addition to hotel accommodation within a traditional brick built property with painted elevations under a pitched pitched roof. The site benefits from attractive external areas and approximately 97 on site parking spaces, enhancing accessibility and overall customer appeal.

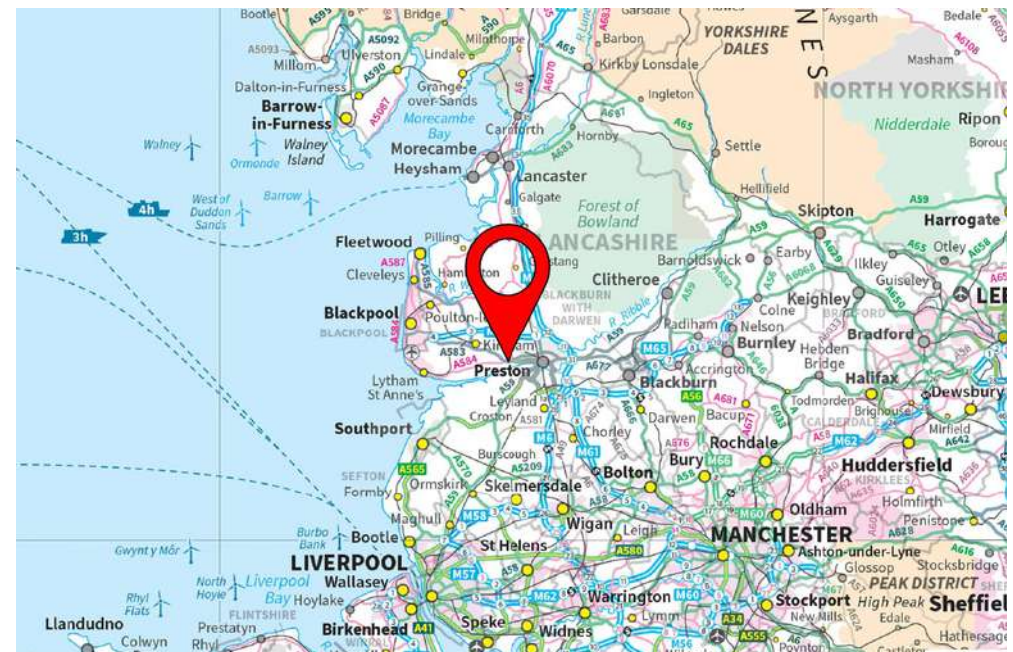
ACCOMMODATION

Internally

Internally, at ground floor, the property provides two trading areas, a bar servery and commercial kitchen, customer WCs and back of house accommodation. The lower ground floor offers extensive cellarage, plant and storage. There is also a two bedroom managers flat. The separate hotel accommodation is arranged over ground and first floors and provides 38 ensuite bedrooms.

Externally

Externally the property benefits from a small courtyard terrace which is currently laid out for 66 covers. There is a large car park to the rear of the property for approximately 97 vehicles.



LINKS

LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Pub Lower Ground Floor	150	1,610
Pub Ground Floor	544	5,851
Pub First Floor	261	2,813
Hotel Ground Floor	574	6,183
Hotel First Floor	530	5,708
Total	2,059	22,165

ROOMS

Room Type	Number
Double	16
Twin	10
Family	12
Total	38





TENURE

The property is held freehold (Title Number LA948991).

PLANNING

The property is not a listed building and is not located within a conservation area.

EPC

To be reassessed.

RATEABLE VALUE

2026 - £103,000



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

TERMS

Substantial offers are invited for the benefit of our clients freehold interest.

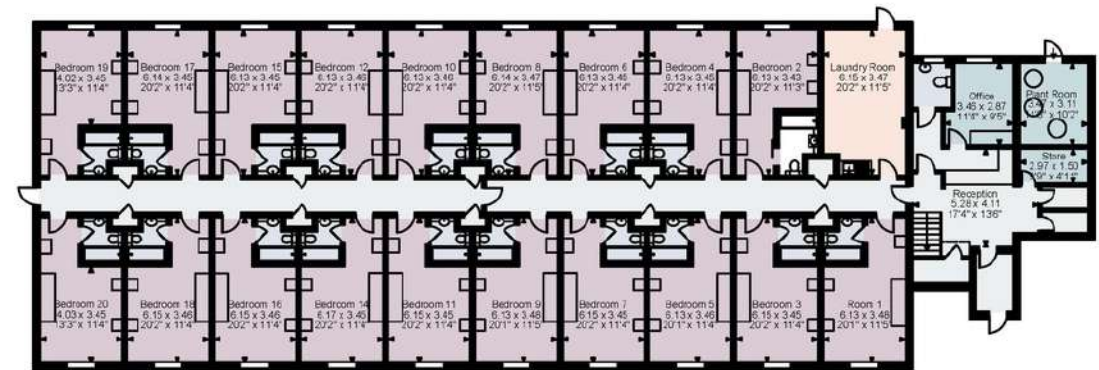




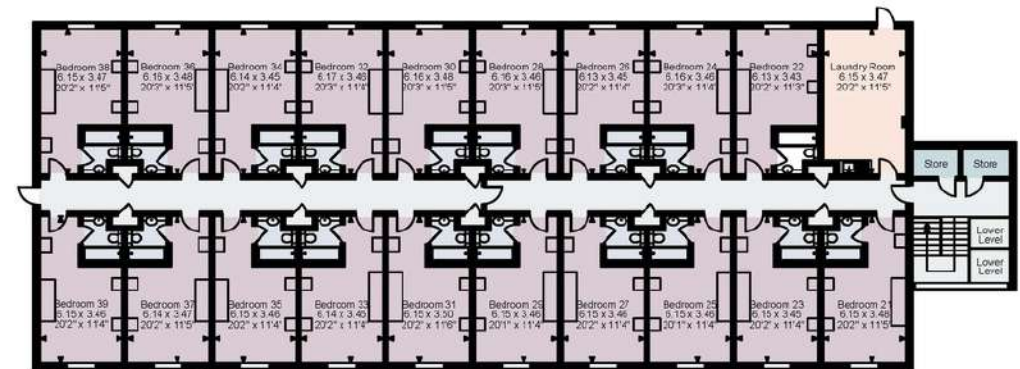
Lower Ground Floor

Ground Floor

First Floor



The Hotel Ground Floor



The Hotel First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

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