



Swan Hotel

Freehold

Offers in the Region of **£425,000 Plus VAT**

Swan Hotel, 115 Poulton Street, Kirkham, Preston, PR4 2AJ

AT A GLANCE

- Detached Public House
- Open Plan Trading area
- 3 Former Letting Bedrooms
- Site Area of 0.283 Acre
- 3 Bedroom Living Accommodation
- Large Car Park

Viewing And Further Information

James Boshier



0113 450 8558



07919 058921



james@everardcole.co.uk





PROPERTY

Inner entrance porch leading through to an open plan bar area with large central bar servery. Accommodating circ 60 persons on assorted chairs and stools around polished wooden tables throughout a split level bar area. Games area with pool playing area and dart throw. General store and an unused commercial catering kitchen. The living accommodation is located on the first floor and briefly comprises of 3 bedrooms, lounge, kitchen, bathroom and office. To the second floor are 3 former letting bedrooms that currently sit empty and in need of a full refurbishment.

Externally there is a rear yard, smoking shelter and an external drinking area to the front of the property. Large car park to the rear.

PLANNING

We understand the Property is neither Listed nor situated within a conservation area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

All mains services are connected.

MEASUREMENTS

Building Footprint - c. 285m² / (3,067 sq ft). Total site area – c 0.283 acres. Measurements taken from a digital mapping platform.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The vendor has not occupied the property and does not have knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Rateable Value of the Swan has been assessed at £20,500.



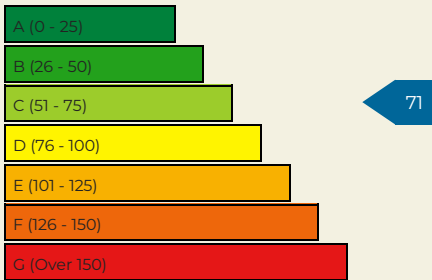


LOCATION

The Swan Hotel occupies a prominent position in the centre of Kirkham, set along Poulton Street and benefiting from strong visibility and footfall. The property sits close to the Morrisons superstore and enjoys excellent transport links to both Blackpool and Preston, making it easily accessible for locals, visitors, and passing trade



EPC



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Leeds
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info@everardcole.co.uk
www.everardcole.co.uk



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