

PROPERTY PARTICULARS MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

FOR SALE



SMITHS ARMS LEA LANE LEA TOWN PRESTON PR4 0RP

- Freehold opportunity to acquire public house and restaurant premises with four bed living accommodation
- Substantial site of 0.55 acre with parking for 40 vehicles
- Potential for alternative uses including residential subject to planning consents

LOCATION

Occupying a prominent position within the village of Lea fronting Lea Lane at its junction with Darkinson Lane. Direct access to the M55 is within two miles from the newly constructed inner relief road (Edith Rigby Way) passing through the well-known village of Cottam which also links with Fulwood. The surrounding area is semi-rural with a mixture of new and traditional residential developments. There is a primary school close by and opposite is an industrial complex.

DESCRIPTION

A two-storey detached public house/restaurant facility with single-storey addition extensions to the side and rear elevations. Traditional brick construction under a pitched tiled roof. To the rear is a tarmac surfaced car park with a paved beer garden to the side and fenced grass area adjoining.

Internally, the premises are well-presented and provide an open plan lounge with central bar and games area. To the rear of the bar servery is a separate games area, access WC, and ladies and gents WCs. The single-storey annexe provides a restaurant facility with commercial kitchen and preparation room. The first floor has spacious four bed living accommodation with kitchen, bathroom/WC and large lounge. To the rear of the main building are two single-storey storage facilities.

ACCOMMODATION

The gross internal floor areas are as follows:

Ground Floor

Bar servery, lounge and toilets	1,700 sq. ft.
Restaurant/dining room	700 sq. ft.
Commercial kitchen and prep area	480 sq. ft.
Rear store	220 sq. ft.

First Floor

Four bedrooms, kitchen, bathroom/WC, lounge	1,385 sq. ft.
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EXTERNALLY

The site extends to 0.55 acre with a tarmac car park for 40 vehicles which has two access points from Darkinson Lane. To the side elevation is a paved beer garden and grassed area.

SERVICES

All mains services are available. There are separate heating systems for the trading area and the living accommodation. It will be the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The Rateable Value within the Valuation Office Agency list is currently £15,750.

PLANNING

The premises have recent use as a public house/restaurant within Sui Generis (previously Class A4) of the Use Classes Order of the Town and Country Planning Acts. Prospective purchasers should make their own enquiries of the Local Authority in respect of planning matters.

TENURE

Freehold. Land Registry title number LAN91453.

PRICE

£375,000

VAT

VAT is applicable to the sale price at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

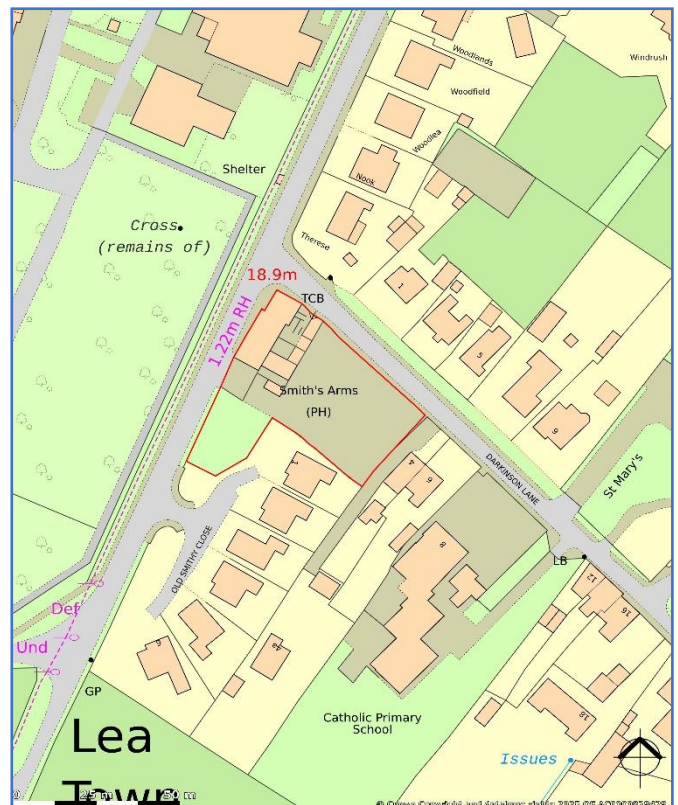
Energy rating C (68). A copy of the certificate is available upon request.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

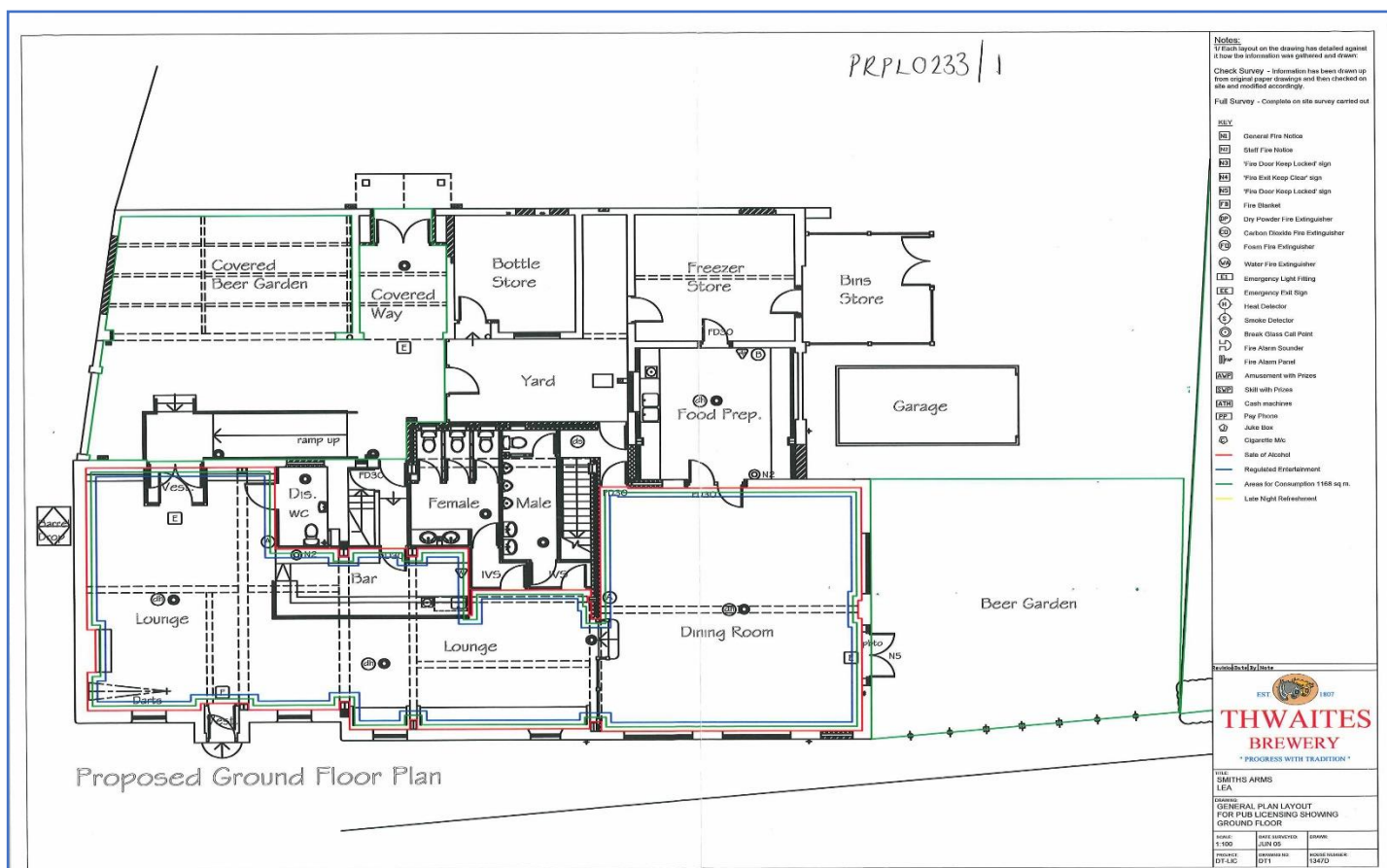
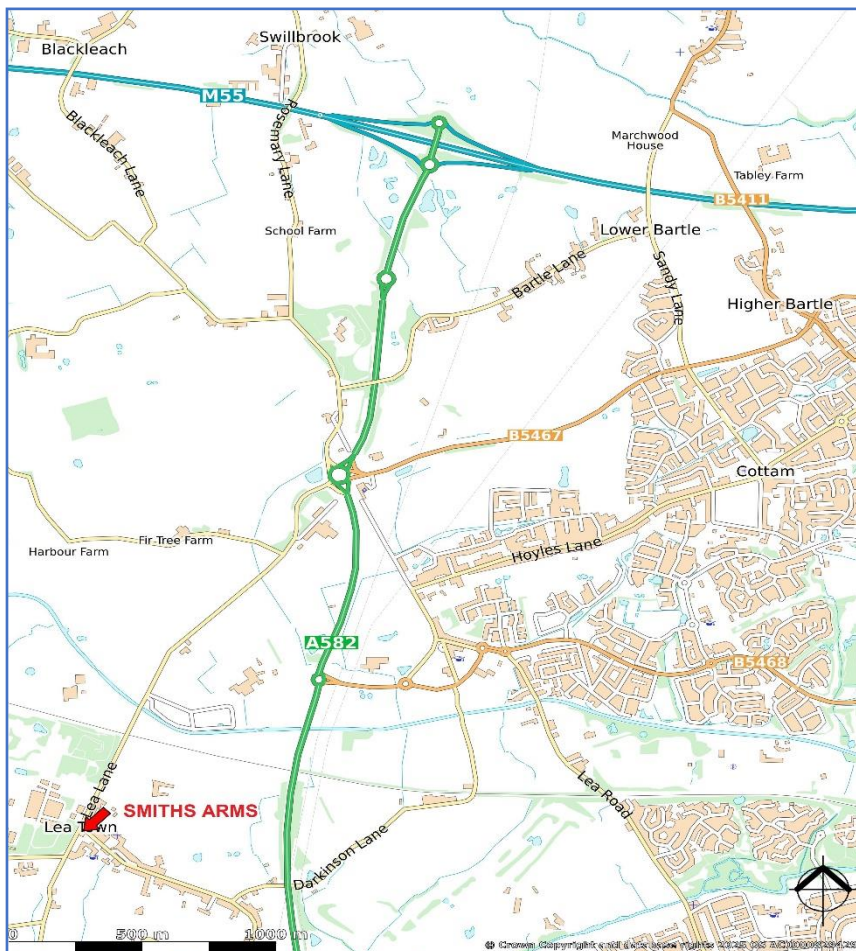
VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2512.13681 Email jason@tdawson.co.uk



For identification purposes only





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