



Old Black Bull

35 Friargate, Preston, Lancashire PR1 2AT

Tenure

To Let

Price

Nil Premium +VAT

- To Let on new Free of Tie lease
- City Centre wet led Public House
- Close to University campus
- Open plan trading area, kitchen & beer garden
- 3 bed private flat



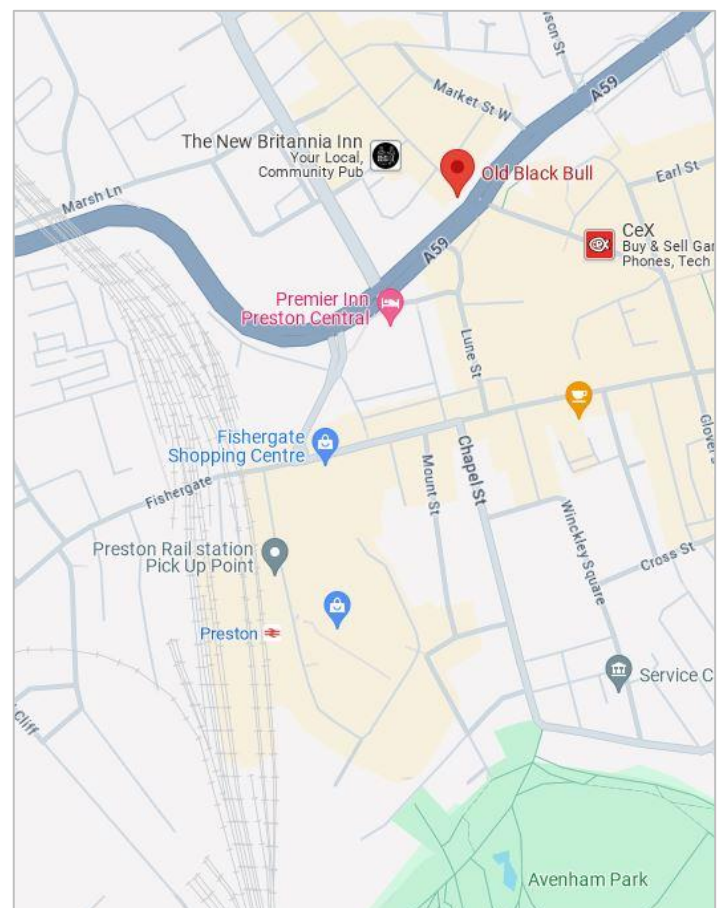
Location

The Old Black Bull is located in a commercial and retail part of Preston city centre, just to the north of the A59 and just south of the UCLan campus.

Preston itself has a population of 147,800 (2021) and it lies at the heart of central Lancashire, approximately 3 miles west of Junction 31 of the M6.

Description

A x3 storey end terrace with both brick and timber & rendered elevations beneath a multi pitch slate roof, with a x2 storey addition to the rear. Also to the rear is a beer patio which is furnished with x10 picnic tables, providing access to Hill Street Car Park. There is an enclosed yard to the rear providing access to a spiral staircase to the first floor private accommodation.





Trade

The Old Black Bull is a traditional, town centre pub. It is currently being operated by a temporary tenant and there is an opportunity for an experienced operator to establish a wet led business, together with developing additional food sales. Potential tenants may be attracted by the location in the city centre, close to other licensed outlets and the nearby university, generating trade from both locals and students.

Accommodation

Ground Floor

Snug Room to the front left hand side with timber flooring. There is timber T&G panelling and fixed vinyl button back seating to the perimeter, timber top tables and upholstered buffet stools. Darts area. The Servedy has a timber fascia and top, with brass effect arm rest.

The rest of the trading area is effectively open plan. There is a variety of tiled, timber and carpeted flooring, with the room being furnished with sections of button back vinyl seating, timber tables and chairs, bar stools and posing tables. There is a pool area and a feature fireplace. The Servedy has a timber fascia and top, with brass effect arm rest. Ladies, gents & disabled customer toilets. There is also a kitchen space which is now used for storage but which has an altro floor and some stainless steel catering equipment.

Basement

Beer cellar and two store rooms.

First Floor

Private living accommodation comprising three double bedrooms, lounge, kitchen, utility room, bathroom & WC, office and fire escape access.

Second Floor

This floor is in two sections which are accessed separately, both of which are derelict. To the front are two rooms, whilst to the rear are four rooms and a bathroom.

Tenure

The property is available To Let on a brand new agreement.

Flexible, free-of-tie terms are available and the Guide Rent is £36,000.

Please Note: The property is also available For Sale with an asking price of £375,000 for the freehold interest - please contact Fleurets Manchester office on 0161 683 5445 quoting ref NW-424016.

Fixtures & Fittings

The successful applicant will be required to purchase the Fixtures & Fittings at valuation on the day of completion.

Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.



Ingoing Requirement - £40,000

In addition to the purchase of the F&F (c.£15,000), the Tenant will be required to pay a deposit bond equivalent to one quarter's rent, a month's rent in advance, purchase stock on completion, pay fees and have funds to provide working capital for the business.

These estimate these combined costs will be in the region of £40,000.

Application Procedure

All interested parties will be required to complete an application form - this can be obtained by contacting Fleurets.

Planning

The Old Black Bull is Grade II Listed and it does not lie in a Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:

Sunday to Thursday	09.00 am to 12.00 am
Friday & Saturday	09.00 am to 02.00 am

Performance of live music and playing of recorded music.

Sunday to Thursday	09.00 am to 12.00 am
Friday & Saturday	09.00 am to 02.30 am

Business Rates & Council Tax

The property is in an area administered by Preston Council. The 2023 Rateable Value has been assessed at £27,000.

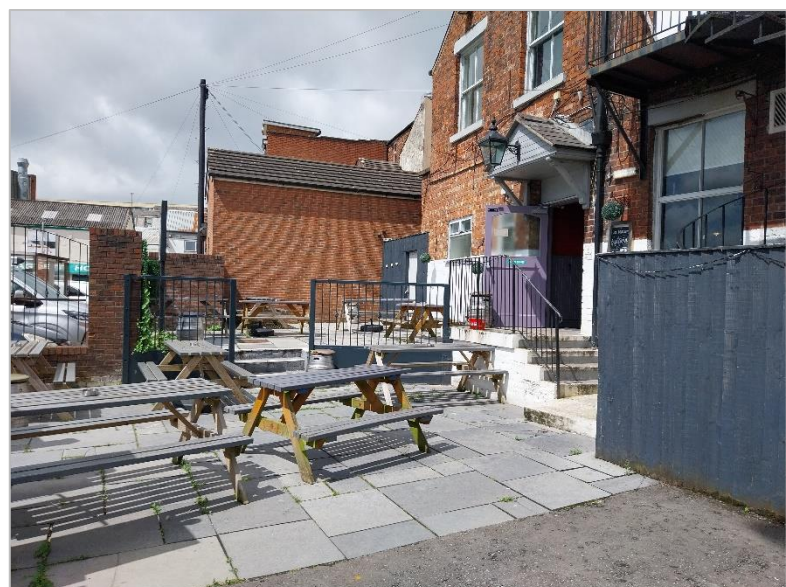
The domestic accommodation is within Band A for council tax purposes.

EPC

The property has an EPC rating of D

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence.

For a Company any person owning more than 25% must provide the same.

Viewing

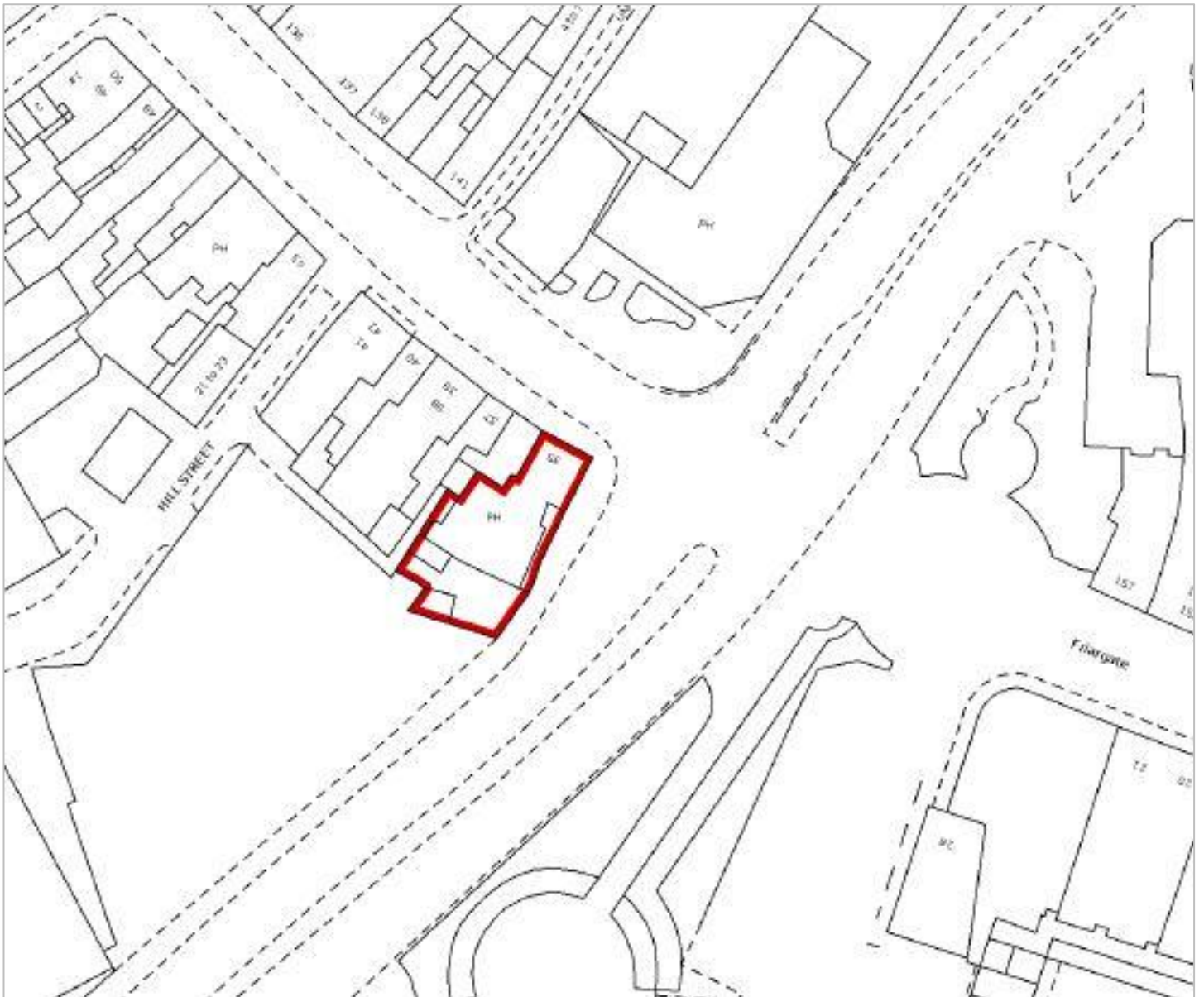
Strictly by appointment through Fleurets Manchester office on 0161 683 5445.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office.

A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact:

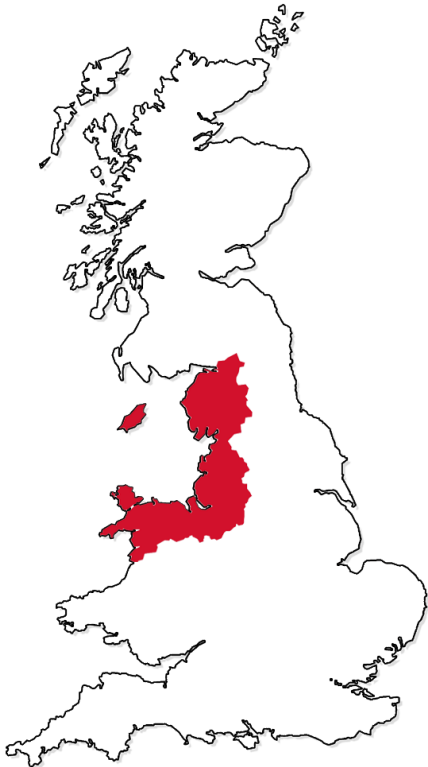
Tim Martin

Divisional Director

☎ 0161 683 5445

📱 07787 552909

✉ tim.martin@fleurets.com



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Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com