

**MORGAN**

**MARTIN**

**FOR SALE  
(With Vacant Possession)**

**High Street  
GREAT ECCLESTON  
Nr Preston  
PR3 0YL  
(Former Restaurant Premises)**



**Excellent Potential To Re-Open As A Restaurant  
Or For Alternative Uses Subject To Planning Consent**

**Fifteen Cross Street  
Preston  
PR1 3LT**

**01772 556666**  
[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

Regulated by  
  
**RICS**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

## **LOCATION**

The property is situated in the heart of the village of Great Eccleston approximately ten miles to the north of Preston, and equidistant from Garstang and Poulton le Fylde, just off the A586. The property fronts directly on to High Street, adjacent to the village centre where occupiers include the White Bull and Black Bull public houses, Great Eccleston chip shop, local butchers, greengrocers, bakers, as well as a variety of other commercial uses. Great Eccleston serves the surrounding communities which is popular both with locals and tourists who visit the many caravan parts situated close by.

## **DESCRIPTION**

The premises comprise a detached two-storey property which has been extended over the years to create spacious ground floor restaurant accommodation with potential to accommodate up to eighty covers. There are integral reception and bar areas together with a large kitchen area. At first floor level there is ancillary living accommodation. At the front of the property there is parking for approximately six vehicles, or potential for outdoor seating subject to the appropriate consent. To the rear there is a delivery area accessed over a shared roadway.

## **ACCOMMODATION**

The premises provide the following accommodation and floor areas:

Ground floor:	Reception Area/Lounge: Bar Area: Dining Room: 213.67 sq m (2,300 sq ft) Ladies & Gents WCs: Fully Equipped Kitchen & Office:
First floor:	Lounge, one double bedroom, four single bedrooms, study and bathroom.

## **PLANNING**

We are informed that the premises have the appropriate planning consent for operating as a restaurant. There is a Grade II Listing in place in respect of the front elevation.

## **TENURE**

The property is being sold with vacant possession.

## **RATING ASSESSMENT**

The property is entered into the Rating List at Rateable Value £22,750.

## **PRICE**

We are instructed to quote a price of £350,000 (Three Hundred and Fifty Thousand Pounds) for the property with vacant possession.

## **FIXTURES AND FITTINGS**

The fixtures and fittings that are currently in the property are available by way of separate negotiation if required.

## **VAT**

All prices quoted are exclusive of VAT.

## **EPC**

An Energy Performance Certificate will be available in due course.

## **MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## **LEGAL COSTS**

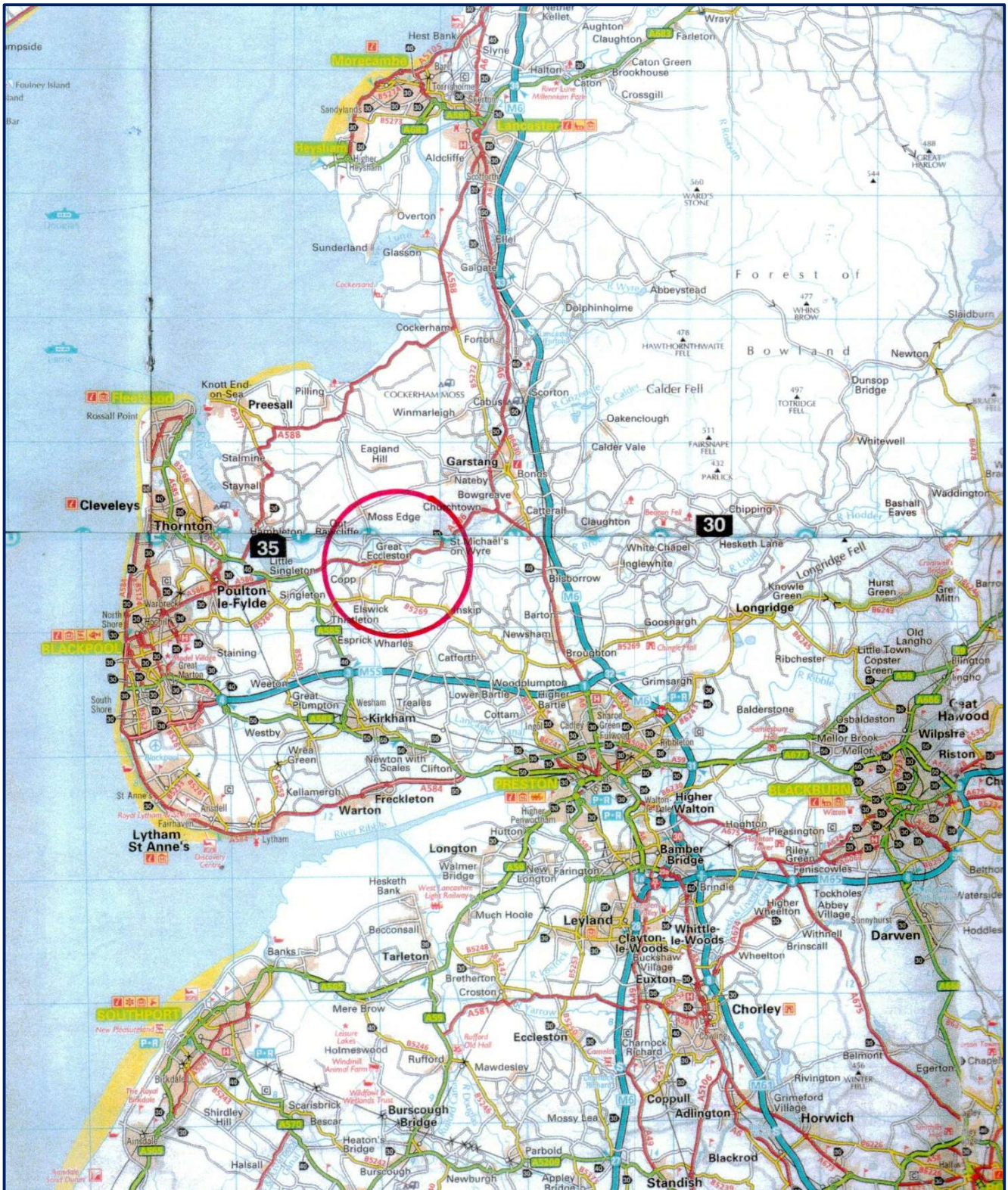
Each party are to be responsible for their own legal costs incurred in the transaction.

## **FURTHER INFORMATION**

Please contact: Charles D Bell  
Telephone: 01772 556666  
Email: [charles@morganmartin.co.uk](mailto:charles@morganmartin.co.uk)



Please note the above photographs were taken approximately five years ago.



For Identification Only

Not to Scale

**Chartered Surveyors**

**Fifteen Cross Street  
Preston  
PR1 3LT**

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