



Spread Eagle

Mellor Lane, Mellor, Blackburn, Lancashire, BB2 7EG

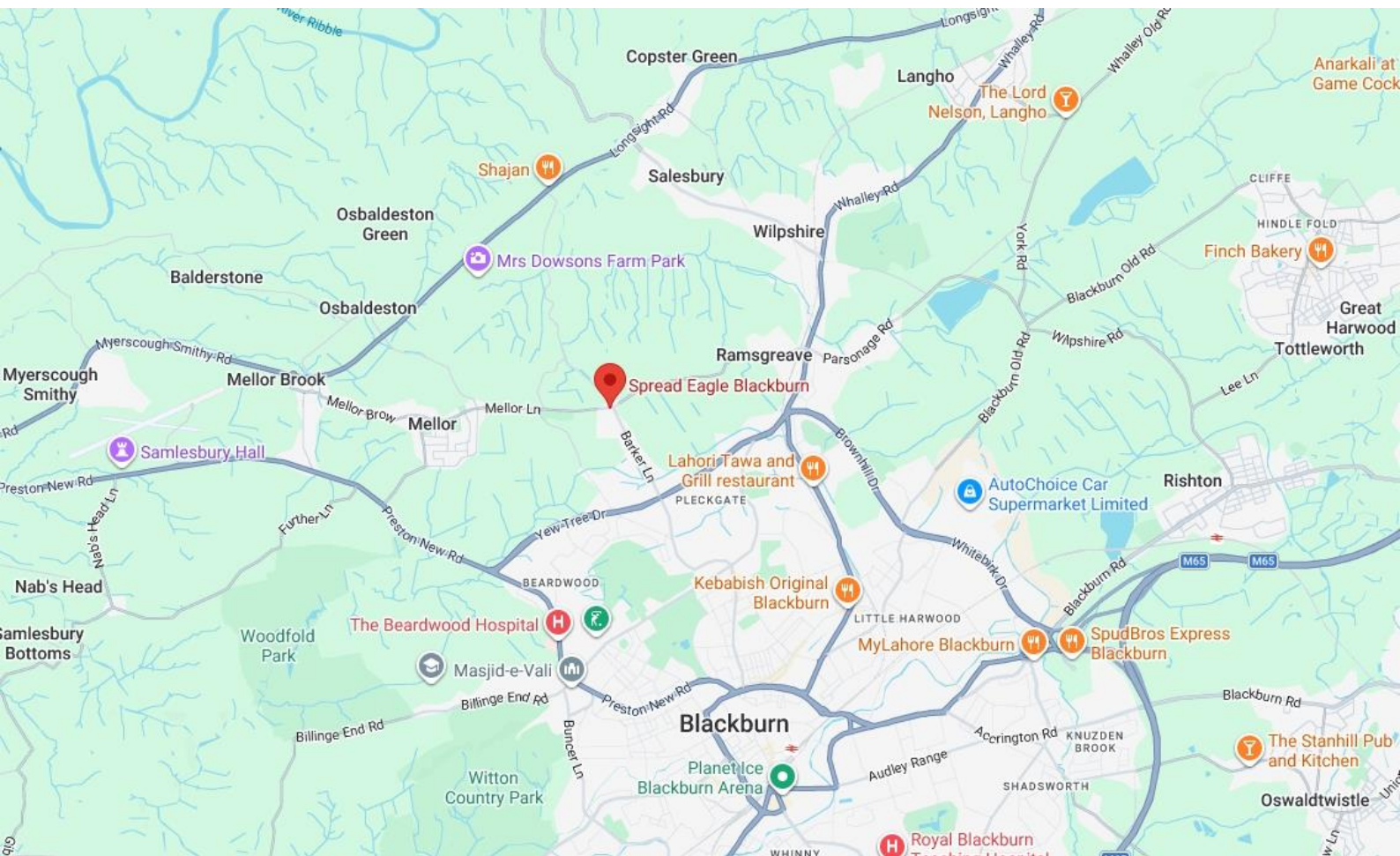
Tenure

Freehold

Price

£1,650,000 +VAT

- Rural Lancashire location
- Destination food house c. 128 dining covers
- c.86 car parking spaces
- Extensive beer garden/patio with c.90 covers
- Approx site area 1.3 acres - potential for further development



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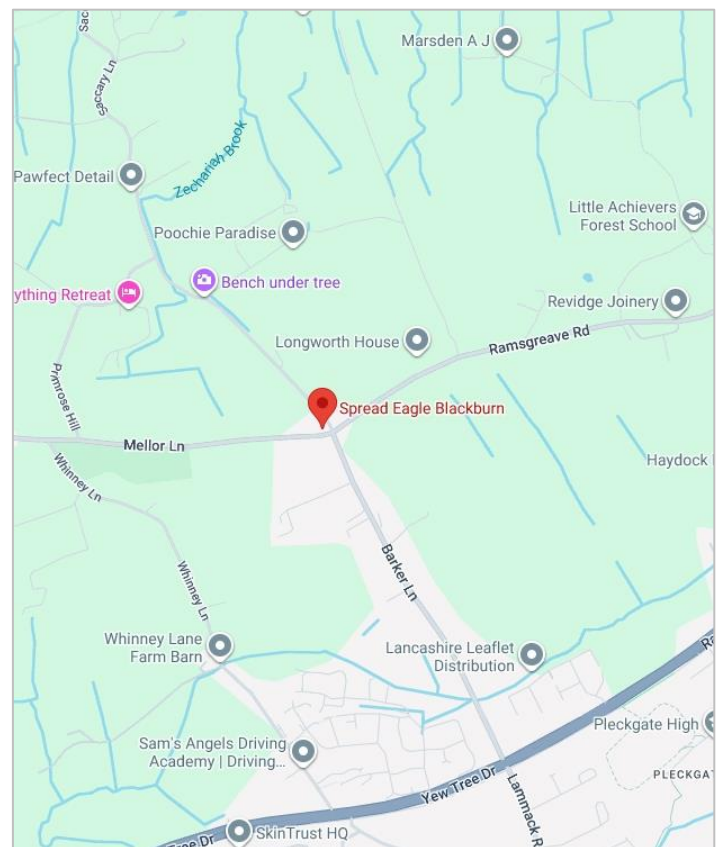
Location

The Spread Eagle is located just to the east of the semi-rural village of Mellor, 1/4 mile north of the A6119. Mellor lies approximately 2.5 miles north of Blackburn town centre and 9 miles east of Preston city centre.

Description

A two-storey detached property with stone elevations beneath a multi-pitched slate roof, with single storey flat roof additions to the rear. There is a surfaced and line car park with c.86 spaces. The beer garden/patio has a timber and tiled decking floor and is furnished with both rattan style and metal frame garden furniture, together with fixed seating underneath an attractive pergola style shelter, in total providing c.90 external covers.

Externally there are gardens and patio furnished with Ratan Garden furniture providing c.50 covers and enjoying uninterrupted views to the west and north across the Ribble Valley.



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Trade

The Spread Eagle is currently run as a managed house and operates as a combination of community local, together with destination food trade, catering for the immediate and surrounding areas within this area of East Lancashire and the Ribble Valley. A potential purchaser may seek to further develop this trade.

Other potential purchasers may believe that the property is better suited to an alternative use (subject to planning).

Financial information is available upon request.

Accommodation

Ground Floor

Split level dining room to the left-hand side and rear, with timber flooring, feature fireplace, and furnished by timber tables & chairs with sections of fixed upholstered seating, providing c.82 covers.

There is a service counter with timber fascia and granite top. The bar area to the front and right-hand side provides a further c.46 covers. It has timber, tiled and carpeted sections of flooring, with two feature fireplaces and a timber T & G panel to the dado. This area is furnished with timber tables and chairs and sections of fixed upholstered seating. The servery has a timber fascia and top.



Ladies, gents and disabled customer toilets are just off the main entrance. To the rear is a catering kitchen with Altro floor and a range of stainless-steel catering equipment, wash area, walk-in refrigeration and freezer, 3 storerooms, a staffroom and a prep-room with additional walk-in refrigerator.

Basement

Beer cellar, storeroom and spirits store.

First Floor

Private living accommodation comprising 3 bed Manager's flat, separate 1 bed Assistance Manager's flat.

Tenure

We are advised the property is available Freehold with vacant possession.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. 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.

Planning & Development

Please note that this property is not listed, nor is it situated within a Conservation Area.

Floor & Site Areas

Total Floor approx. 586 sq m GIA (6,307 sq ft)
Site Area approx. 1.3 acres

The floor area is taken from the EPC, and the site area is taken from Edozo Maps. This information is only to be used as an indicative guide to the size of the unit.

Licence

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

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

Mon – Thurs	08.00 am to 12.00 am
Frid – Sat	08.00 am to 12.30 am
Sun	08.00 am to 10.30 pm

Performance of dance and live music and playing of recorded music:

Sun – Thurs	10.00 am to 11.00 pm
Fri – Sat	10.00 am to 11.30 pm

Business Rates & Council Tax

The property is in an area administered by Ribble Valley Council. The 2023 Rateable Value has been assessed at £108,900.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B 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.

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.

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.

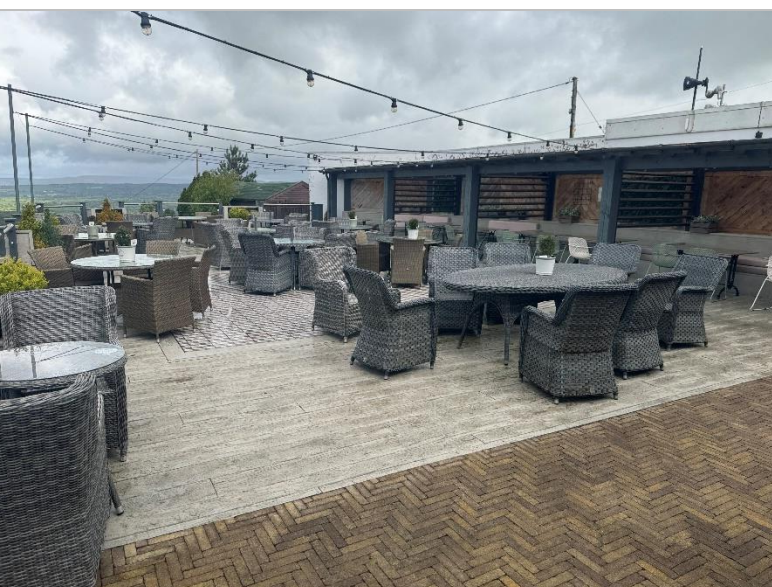
Viewing

Strictly by appointment only through Fleurets Northwest 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 David or Tim below:

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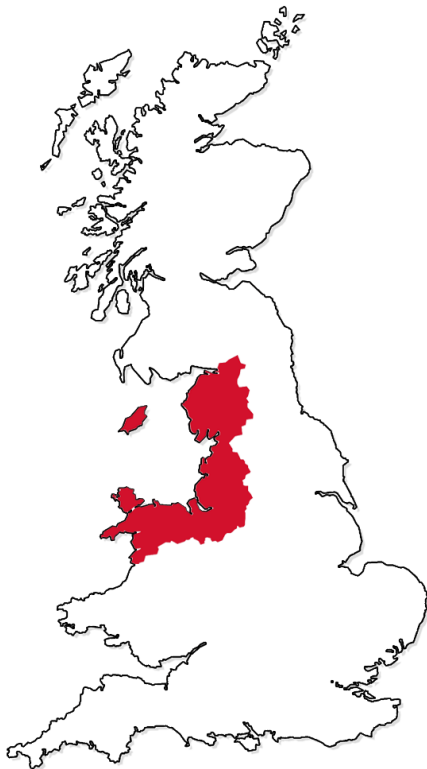
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