



New Inn

Freehold

Offers in the Region of **£395,000** Plus VAT

New Inn, 59 Main Road, Galgate, Lancaster, LA2 0JW

AT A GLANCE

- Closed Public House
- Fronting the Busy A6
- Ready to Open and Trade
- Popular Location Close to University
- Excellent Order Throughout
- 5 Letting Bedrooms



Viewing And Further Information

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PROPERTY

A stone built property extending to 2 storeys under a pitched slate roof. Internally a well proportioned split level bar area furnished to a good standard and although the property is not trading it could be opened with immediate effect. Furnished with fixed perimeter seating, low and high chairs around polished wooden tables. Part carpet and part polished solid wood floor and a feature wooden paneled large bar servery. Adding to the feel of the bar area is a cast iron solid fuel burner and exposed ceiling beams. Towards the far end is a small games area with pool playing area.

Commercial catering kitchen with extraction and a range of stainless steel catering equipment. In recent years catering has not formed part of the target trade but we feel with the right operator and the demand in the area this area of trade could be built on.

To the first floor are 5 letting bedrooms with 2 bathrooms and a 1 bedroom managers accommodation. There is an additional large unused room that could be developed into an extended trading area or additional accommodation subject to planning.

Car park to the side and an external drinking area to the rear.

PLANNING

We are advised that the property is not listed or had any planning applications submitted in the last few years.

UTILITIES

All mains services are connected.

MEASUREMENTS

The ground floor footprint measures 2,929 sq ft and the overall plot is 0.187 acres, (Measurements are taken from digital mapping and are approximate)

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 business has closed but previously was operating as a community local on a wet sales only basis. As the pub was tenanted out by our client we have no knowledge of the day to day financials of the business.

RATES & CHARGES

The current Rateable Value has been assessed at £15,500. We would advise interested parties seek further clarification from Lancaster Council.



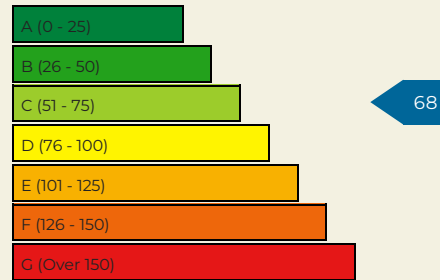


LOCATION

The property occupies a prominent position in the centre of the village having a population of over 2000 people. Galgate is located to the south of Lancaster along the busy A6 and close to junction 33 of the M6 motorway providing convenient transport links to other nearby towns and cities. Galgate combines good accessibility and rural setting making it a very popular place to live. The very popular Lancaster University is located only 0.25 miles away.



EPC



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