

PROPERTY PARTICULARS

MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



DALTON ARMS HOTEL TEN ROW GLASSON DOCK LANCASTER LA2 0BZ

- Freehold opportunity to acquire public house and restaurant premises with four bed living accommodation.
- Substantial site of 0.30 acre.
- Car park for approximately 20 vehicles.
- Potential for alternative uses including residential subject to planning consent.

LOCATION

The Dalton Arms occupies a prominent waterfront position on West Quay within the historic village of Glasson Dock. Glasson Dock is a popular destination for visitors, tourists and walkers, being on the fringe of the Lune Estuary. Glasson Dock is linked to Junction 33 of the M6 via the A588 within ten minutes' drive, and Lancaster city centre is approximately five miles distant.

DESCRIPTION

A substantial two-storey detached public house/restaurant of traditional construction under a pitched slate roof, occupying a prominent waterfront position overlooking Glasson Dock.

Internally, the premises provide a central bar servery with a main lounge and dining area. There are separate male and female WCs and a commercial kitchen with preparation room. The first floor is in a shell condition and comprises four double bedrooms, living room, bathroom/WC and kitchen. There is also an attic office/bedroom with natural light from Velux windows.

ACCOMMODATION

The gross internal areas are as follows:

Ground Floor 1,635 sq. ft.

Bar servery, lounge,
restaurant/dining area, WCs,
commercial kitchen and prep area

First Floor 1,573 sq. ft.

Four bedrooms, kitchen, living room,
bathroom/WC

Second Floor/Attic 376 sq. ft.

Bedroom/office

Cellar and Cold Room 382 sq. ft.

EXTERNALLY

The site extends to 0.30 acre with a large tarmac car park for approximately 20 vehicles. Fronting the building there is also a beer garden area.

SERVICES

All mains services are available with the exception of gas. The central heating system is oil fired and a tank adjoins the property. It is 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 2026 Rateable Value is £4,500.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE,
CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2608.13784 Email jason@tdawson.co.uk**

PLANNING

The premises have recently been used as a public house/restaurant within Sui Generis (previously Class A4) of the Use Classes Order of the Town & Country Planning Act. Prospective purchasers should make their own enquiries of the local authority in respect of planning matters.

TENURE

Freehold. Land Registry title number LAN91061 (see plan). A public right of access stands over the area coloured blue.

PRICE

£325,000

VAT

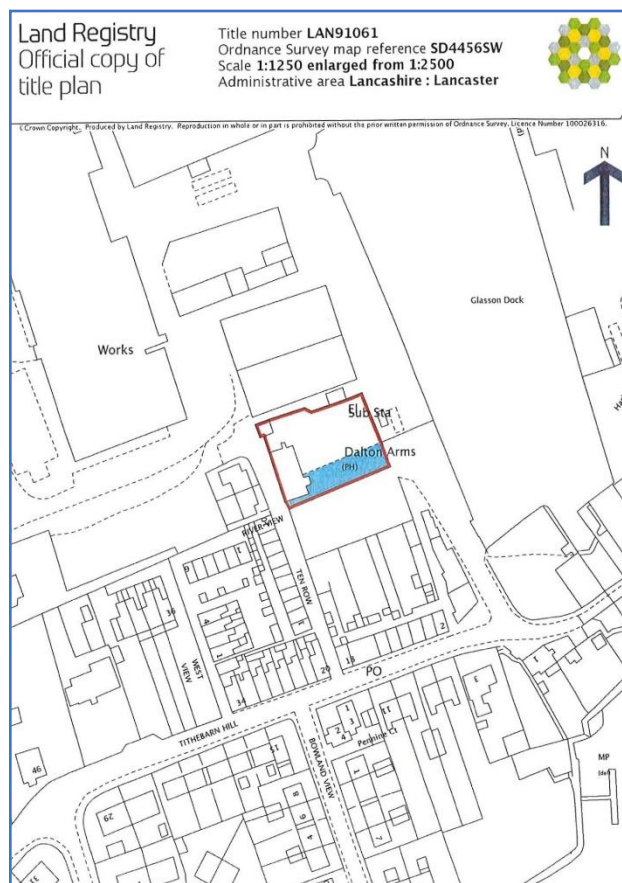
VAT is applicable to the sale price at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

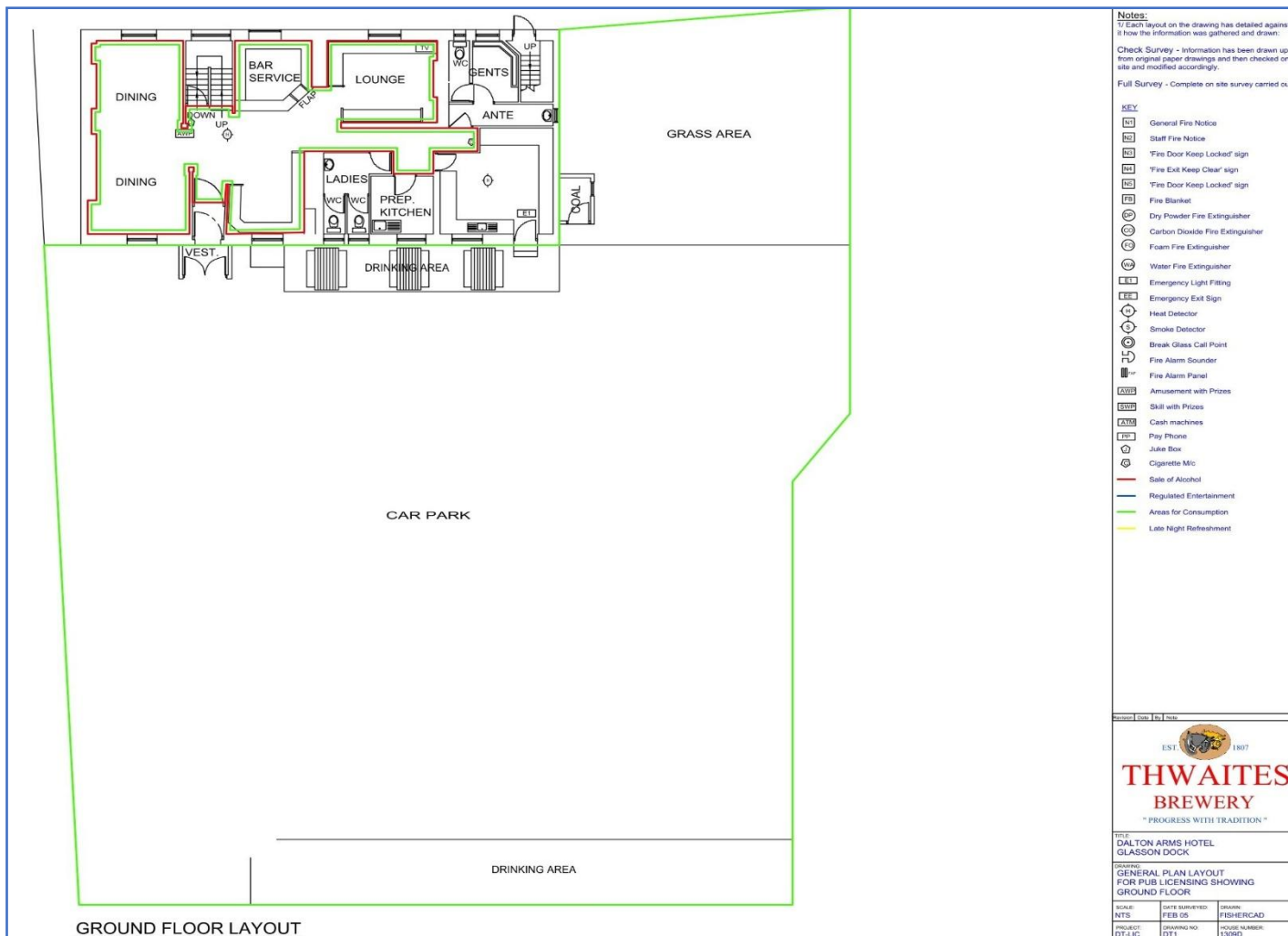
The Energy Performance Certificate confirms the property's energy rating is D (84), and the Certificate is valid until 5 June 2032. A copy of the certificate is available upon request.

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.







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