

THE SPEN DYKE

LYTHAM ROAD, SOUTH SHORE, BLACKPOOL, FY4 1JE

FREEHOLD OFFERS INVITED



savills



GREENE KING
PUBS & RESTAURANTS

THE SPEN DYKE

THE SPEN DYKE
SOUTH SHORE BLACKPOOL

NEW MENU
GREAT VALUE
HOME-COOKED FOOD

FOOD
DRINK

Food
and
drink
Crab
and
Beer
Garden

HIGHLIGHTS INCLUDE:

- Detached public house with customer car park
- Prominent roadside position fronting Lytham Road
- Freehold Offers Invited
- Extensive accommodation arranged over three storeys
- Site area extending to 0.39 acres with car parking

LOCATION

The Spen Dyke is located in the large seaside town of Blackpool on the north-west coast of England. Blackpool is a large seaside resort on the Irish sea located within the county of Lancashire, approximately 17 miles west of Preston and 22 miles south west Lancaster.

The Property is situated in Blackpool's inner-suburb of South Shore fronting onto Lytham Road (B5262) in a predominantly residential area, approximately 0.7 miles east from Blackpool's South Beach. Immediately opposite the Property is Armfield Academy school.

To the west of the Property is Blackpool Pleasure Beach which is a popular tourist attraction and offers numerous amenities.

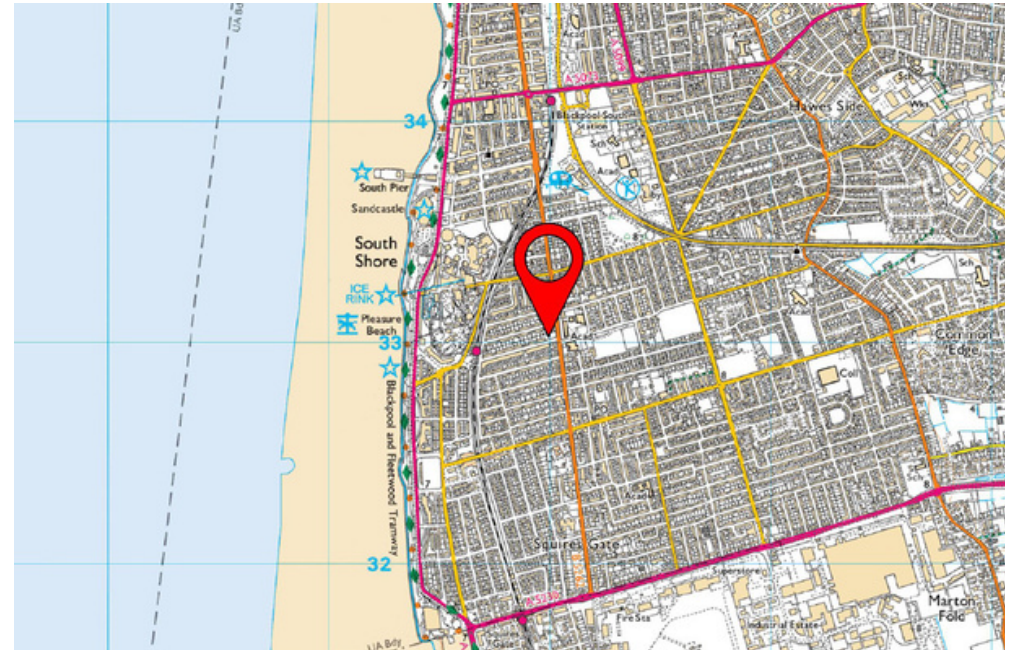
The area is well-connected by strong transport links in and out of Blackpool. The A5230 road is accessible approximately 0.9 miles to the south which provides onwards access to major road networks including the M55 motorway and the A583 Preston New Road.

DESCRIPTION

The Property comprises a predominantly three- storey (above basement) detached building of brick construction with painted elevations beneath a multi- pitched tile roof with single storey front and side extensions set beneath slate pitched roofs.

Externally, the Property benefits from a front and side beer terrace for approximately 80 covers. To the front and rear elevations is car parking spaces for 33 vehicles including disabled.

The total site area extends to 0.39 acres and the Property is 6,415 square feet.



ACCOMMODATION

Internally, the Property is arranged over basement, lower ground, ground, mezzanine, first and second floors.

To the basement there is a beer cellar and associated stores.

The lower ground, ground and mezzanine floor trading areas are styled traditionally throughout to a good standard with the main public bar, games area and dining area for circa 115 covers. Ancillary trading areas comprises stores and customer W/C's including disabled.

The first floor accommodation comprises a function room bar trading area to the side elevation for circa 35 covers. Ancillary areas include commercial kitchen, stores, and customer W/C's.

To the second floor, there is three bedroom living accommodation with a kitchen, wash room and bathroom. A stairwell to the front elevation on the first floor provides access to the second floor.

TENURE

Freehold with vacant possession.

GUIDE PRICE

Unconditional offers over £350,000 plus VAT are invited for our client's freehold interest.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £29,000.



PLANNING

The Property is not listed nor within a Conservation Area.

LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

EPC

The Property has an EPC rating of D-80.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

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