

PROPERTY PARTICULARS

MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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FOR SALE



**WHITE BULL HOTEL
PRESTON ROAD
ALSTON
LONGRIDGE
PRESTON
PR3 3BJ**

- Exclusive opportunity to acquire public house and restaurant premises with three bedroom living accommodation
- Substantial site extending to 0.95 acre with parking for 36 vehicles
- Recently refurbished and ready for immediate trading
- Suitable for alternative uses such as retail and development – subject to consent

LOCATION

Occupying a prominent position fronting Preston Road (B6243), approximately 1.5 miles from Longridge centre within the heart of the Ribble Valley close to its border with Preston borough and the village of Grimsargh. Junction 31A of the M6 is approximately 3 miles distant. This provides excellent access to the M55, M61 and M60 Manchester conurbation. The B6243 is a direct link between Longridge and Preston city centre.

DESCRIPTION

A two-storey detached public house and restaurant facility that has been extended on a generous site extending to 0.95 acre.

Internally, the premises are predominantly open plan comprising an attractive bar serverly with separate dining areas, games area and ladies and gents WCs together with a disabled WC. The pleasant surroundings are enhanced by the installation of three wood burners and there is also a single-storey extension which provides a useful function facility for up to 40 personnel. The function room has patio doors which lead directly onto an external wood decking area. To the rear there is a large commercial kitchen which is fitted out to a high standard. It should be noted that the premises are ready for trading.

The first floor living accommodation has three double bedrooms, fitted kitchen, four-piece bathroom/WC and living room. There is also an attic storage facility.

The majority of the windows are UPVC double glazed and there is a gas hot water central heating system.

EXTERNALLY

The site extends to 0.95 acre and externally there is a side tarmacadam car park for 36 vehicles including three disabled spaces. There is also a wood decking beer garden to the frontage.

ACCOMMODATION

The approximate gross internal areas are as follows:

Bar serverly and dining area	1,773 sq. ft.
Plus WCs	170 sq. ft.
Function room	600 sq. ft.
Commercial kitchen	631 sq. ft.

First Floor Living Accommodation

Three double bedrooms, living room, kitchen, bathroom	1,107 sq. ft.
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SERVICES

The premises have gas and electricity together with mains water. A septic tank is installed at the rear of the site. It will be 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 2023 rateable value is £22,800.

PLANNING

We understand the premises fall within Sui Generis (previously Class A4) of the Use Classes Order of the Town & Country Planning Act as amended in 2020. The premises have recently traded as a public house with restaurant/eatery facilities and a separate function room. Prospective purchasers should make their own enquiries of Ribble Valley Borough Council planning department as to the suitability of their proposed use.

ENERGY PERFORMANCE CERTIFICATE

Energy rating C (61). A copy of the Certificate is available upon request.

TENURE

Understood to be Freehold.

PRICE

Offers in the region of £500,000

VAT

VAT will be applicable to the sale price at the standard rate.

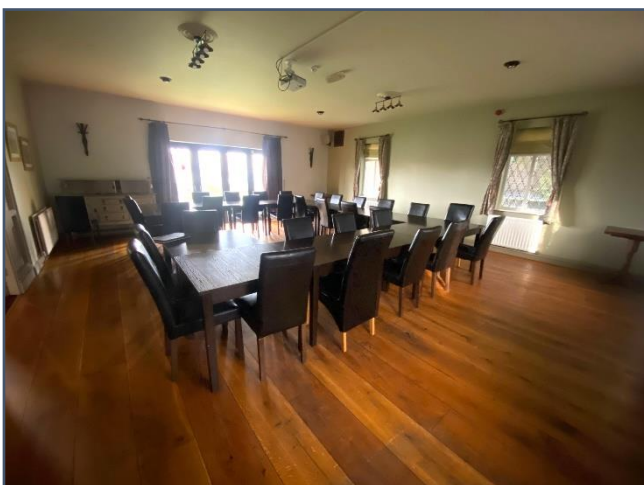
MONEY LAUNDERING

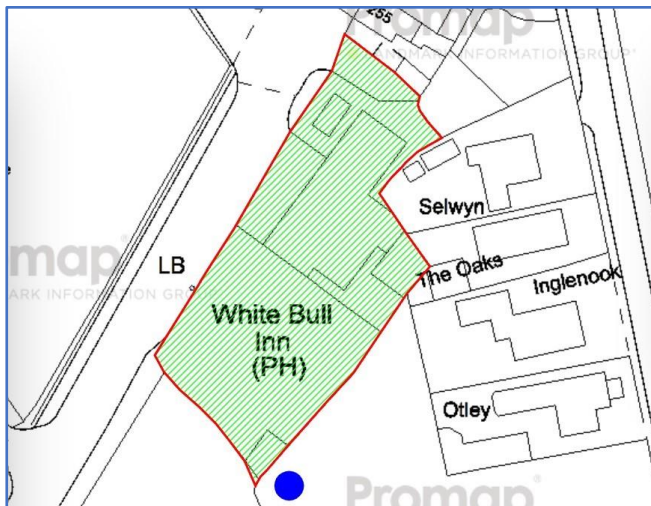
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

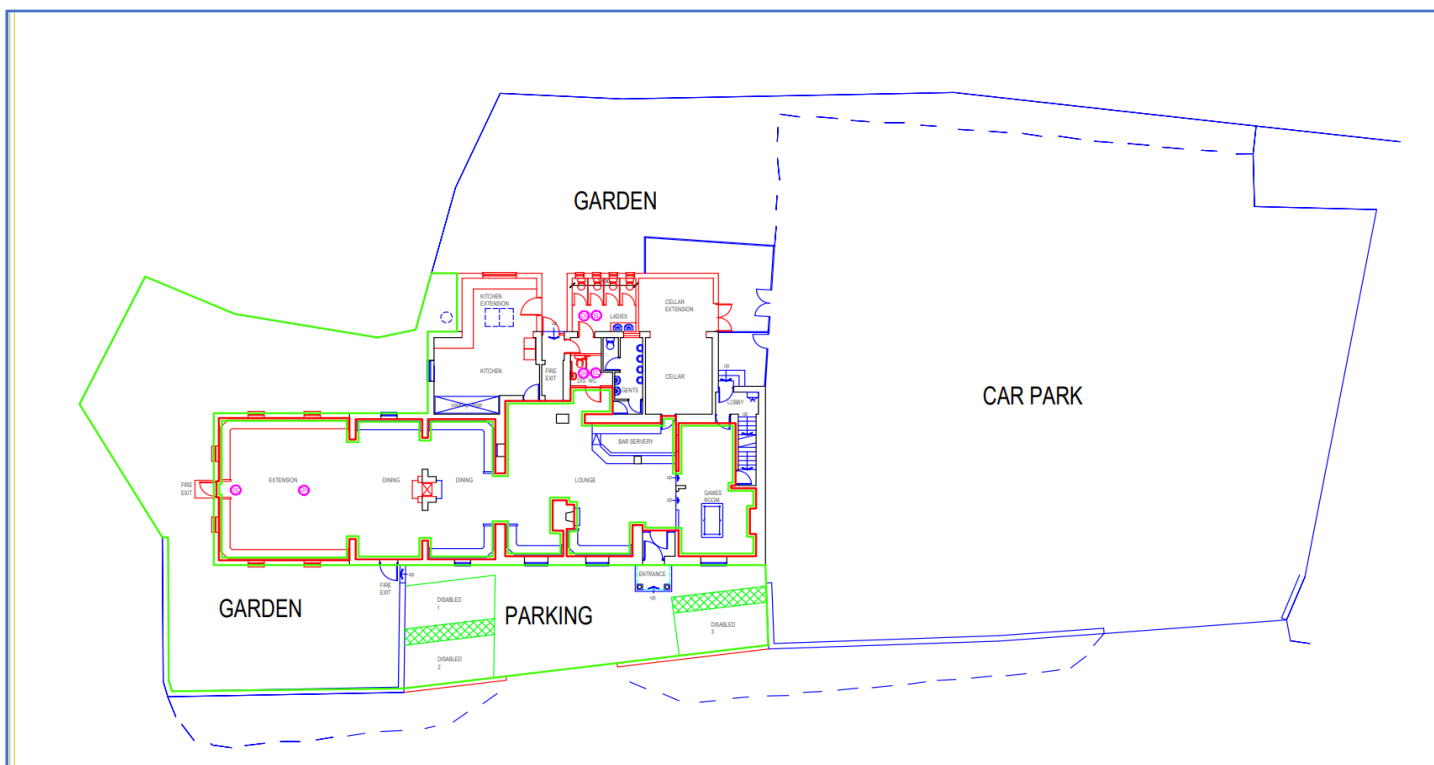
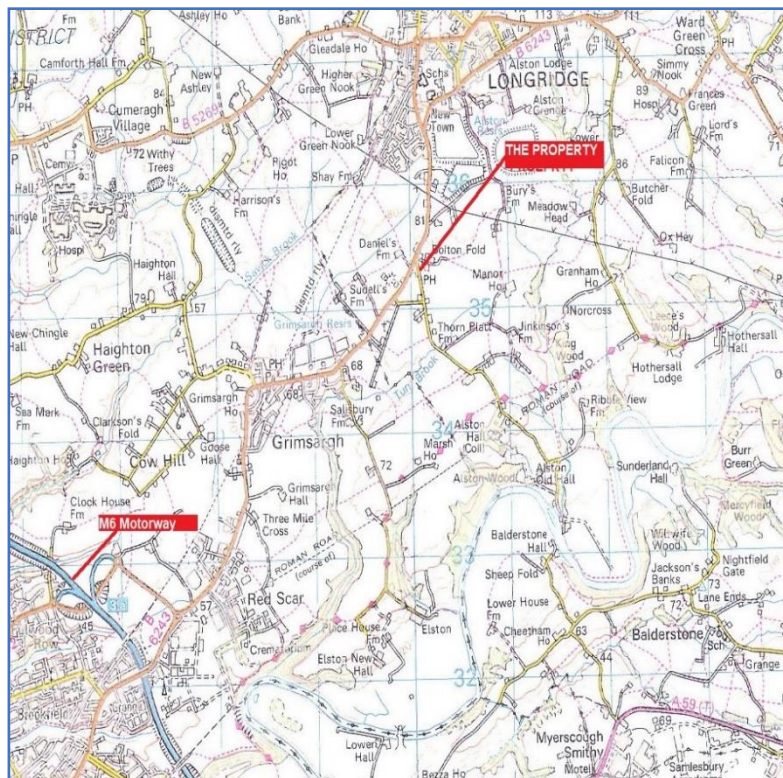
STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF JBR YM 2402.13359 email jason@tdawson.co.uk





**Site Plan - for Identification Purposes Only
Not to Scale**



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