

For Sale

jenics
0161 832 2201



The Black Horse, 29 Preston Street, Kirkham PR4 2YA



- **Prominent town centre location**
- **Attractive mid terrace property**
- **Open plan trade area**
- **Site area approximately 0.4 acres**
- **Price £225,000 + VAT*** if applicable

Location

The property occupies a central position on the B5192 close to its junction with Hill Croft. The immediate area is a mix of both commercial and residential property. Kirkham town centre is within walking distance. Kirkham has a population of just over 7,000.

Description

A mid terrace two storey property of brick construction with extension to the rear - standing in approximately 0.4 of an acre.
Beer patio and car park to the rear for c30 cars.

Accommodation

Ground Floor

Ground floor foot print is c 2,500 sq.ft.

- **Lounge and games room**
- **Trade kitchen**
- **Ground floor cellar and stores**
- **Ladies and Gents w/c's**

First Floor

Comprises: Three bedrooms, living room, office, kitchen, w/c and bathroom.

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Fixtures & Fittings

No F&F will be included in the sale. Any third-party items such as gaming machines, dispense equipment, sound systems etc will also be excluded.

Planning

All further enquiries regarding planning matters should be directed to Fylde Council 01253 658 658.

Rateable value

The rateable value of the property in the 2017 list is £15,600.

Licences

We understand that the property benefits from a Premises Licence.

Tenure

Freehold.

£225,000 + VAT if applicable.*

EPC

To be provided.

Legal Costs

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

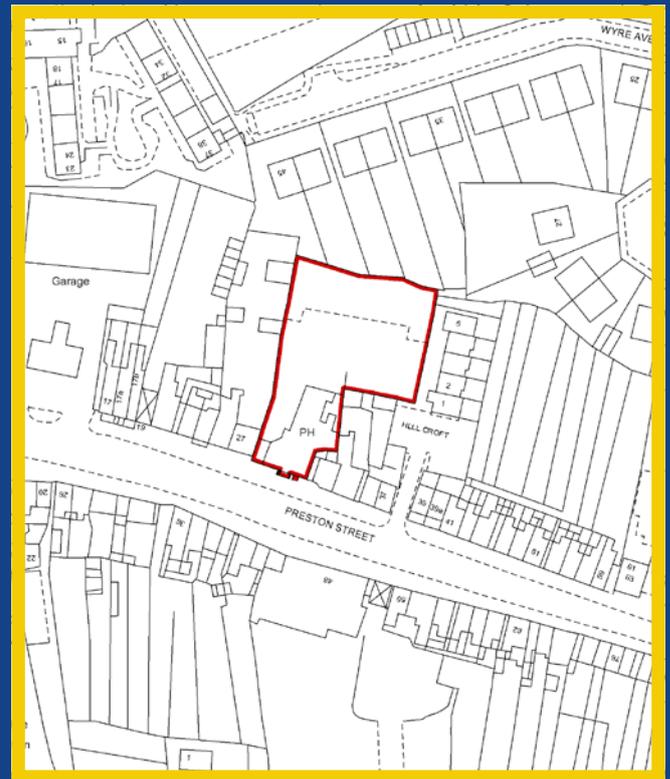
VAT

Prices, outgoing and rentals are exclusive of but may be liable to VAT*.

*VAT & Conversion of a Commercial Building to a Residential Dwelling

As of 1 June 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to Disapply the Option to Tax: Buildings to be Converted into Dwellings etc. The HMRC suggests all parties completing this Certificate read Notice 742A Opting to Tax Land and Buildings. A copy can be found at www.hmrc.gov.uk.

Site Plan



March 2019. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. **Designed and produced by Bella Design & Marketing: 01565 757825 / www.belladesign.co.uk**

Viewing

Strictly by appointment through the agent:

Sean Hartley



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