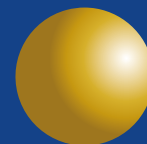


# Free of Tie Lease Opportunity

jenics  
0161 832 2201



**The Grapes, 67 Town Road, Croston, Lancashire PR26 9RA**



- **Affluent village location**
- **Extensive trade areas**
- **Parking for c20 cars**
- **FOT Lease**

## Location

The property is situated centrally in the village of Croston, on the A581, opposite the junction with Church Street. Approximately 9 miles south of Preston.

## Description

The two-storey property is end terraced, with rendered elevations and a substantial extension to the rear.

Externally there is a beer patio/garden to the rear and side. Car parking for approximately 20 cars.

**Total site area** c0.386 acres.  
**Pub foot print** c3,200 sq.ft.

The building is Grade II Listed – entry number 1072556.

## Accommodation

Trade area is split across four rooms, with timber bar servery and well presented throughout.

- Trade kitchen
- Outdoor seating
- Ladies & Gents wc
- Stores
- Cellar space

### First Floor

Accessed via the pub or an external doorway.

- Function room
- Three bedrooms
- Living room
- Kitchen
- Bathroom

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## Planning

All further enquiries regarding planning matters should be directed to Chorley Council – 01257 515151.

## Rateable value

The rateable value of the property from the 1st April 2017 is £51,800.

## Tenure

**Free of Tie lease available.**

Financial details will be made available following a formal viewing.

## EPC

Will be provided.

## Legal Costs

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

## Stamp Duty

Will be payable to HMRC on the creation of a new lease.

## 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](http://www.hmrc.gov.uk).

October 2018. 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 757625 / [www.belladesign.co.uk](http://www.belladesign.co.uk)**

## Viewing

Strictly by appointment  
through the agent:

**Sean Hartley**



[sh@jenics.com](mailto:sh@jenics.com)



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## Floor Plan



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