

# Freehold Sale

## The Emmott Arms

jenics



The Emmott Arms, Keighley Road, Laneshawbridge, Lancashire, BB8 7HX



- **Affluent location**
- **Characterful detached freehold**
- **Open plan trade area with separate dining room**
- **Extensive first floor accommodation**
- **Guide price £360,000 + VAT\***

### Location

The pub is situated at the heart of the village in a prominent location at the crossroads of Emmott Lane, School Lane and Keighley Road (A6068). Wycoller Country Park, Howarth and the Pennine Way are all close by.

Laneshawbridge lies approximately 2 miles east of Colne and 11 miles west of Keighley. It is the eastern-most settlement in Lancashire, before

the Yorkshire border, and is surrounded by beautiful open countryside.

### Description

A traditional stone built, 2 storey detached public house under blue slate roof with single story extension to side and rear.

Total site area approximately 0.37 acres.

# Freehold Sale

## The Emmott Arms



The Emmott Arms, Keighley Road, Laneshawbridge, Lancashire, BB8 7HX

### Accommodation

A mix of open plan bar and dining areas along with a separate dining room providing a total of c65 covers. Well equipped timber bar servery.

- Trade kitchen
- Ladies / Gents & disabled facilities
- Extensive cellar space

The ground floor footprint being c 2,100 sq ft.

### First Floor

Comprises of lounge, kitchen, bathroom and 4 bedrooms - 3 of which are en-suite and have historically been used as letting bedrooms.

A good height attic runs across the entire main building.

Externally there is a south facing terrace beer garden. Parking to the side for approximately 12 vehicles.

### Planning

All further enquiries regarding planning matters should be directed to Pendle Borough Council - 01282 661661.

### Rateable value

The rateable value of the property is £27,250.

### Tenure

Freehold £360,000 + VAT\*

Title number LA889394.

### Financials

Net turnover figures:

2017	£474,554
2018	£492,545
2019	£518,106

Due to retirement, the pub is now trading on limited hours - open daily from 4pm.

### EPC

To be provided upon request.

### Legal Costs

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

### VAT

Prices, outgoings 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).

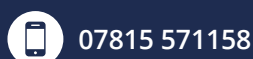
November 2019. Subject to Contract.

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: 0161 826 0321 / [www.belladesign.co.uk](http://www.belladesign.co.uk)

### Viewing

Strictly by appointment through the agent:

Sean Hartley



# Freehold Sale

## The Emmott Arms

jenics



The Emmott Arms, Keighley Road, Laneshawbridge, Lancashire, BB8 7HX

### Gallery



Front view of The Emmott Arms



Beer patio area



Bar area



Interior view

November 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: 0161 826 0321 / www.belladesign.co.uk

### Viewing

Strictly by appointment  
through the agent:

Sean Hartley



# Freehold Sale

## The Emmott Arms

jenics



The Emmott Arms, Keighley Road, Laneshawbridge, Lancashire, BB8 7HX

### Site Plan



November 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: 0161 826 0321 / www.belladesign.co.uk

### Viewing

Strictly by appointment  
through the agent:

Sean Hartley

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

 07815 571158

 [www.jenics.com](http://www.jenics.com)