

FREEHOLD FOR SALE



The Farmers Arms, Wood Lane, Heskin PR7 5NP



- Detached property
- Affluent location
- Well presented trade areas
- Parking for c40 cars
- Guide price £475,000

Location

The property is situated in a semi-rural location, on Wood Lane, close to its junction with Park Hall Road, near the village of Heskin. Chorley is approximately 5 miles to the East.

Description

The two-storey property is detached, with rendered elevations. Single storey elevation to the rear.

- Externally there is a beer patio to the front, children's play park and grassed area to the rear.
- Car parking for approximately 40 cars.
- Total site area c1.1 acres.

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Accommodation

Lounge bar and restaurant area with seating for 50 covers across two levels.
Public bar (26).

- Trade kitchen
- Outdoor seating
- Ladies Gents w/c. Disabled facilities
- Stores
- Cellar space space – basement and ground floor



First Floor

Accessed via an internal staircase:

- Four ensuite letting rooms
- One bedroom managers accommodation
- Living room
- Kitchen
- Bathroom

January 2020. 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

Planning

All further enquiries regarding planning matters should be directed to Chorley Borough Council – 01772 627782.

Tenure

Freehold Guide Price £475,000.

Rateable value

The rateable value of the property from the 1st April 2017 is £53,300.

EPC

(To be provided upon request).

Legal Costs

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

VAT

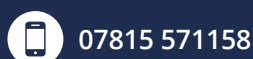
Prices, outgoings and rentals are exclusive of but may be liable to VAT*.

*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.

Viewing

Strictly by appointment
through the agent:

Sean Hartley



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Site Plan




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 sh@jenics.com

 07815 571158

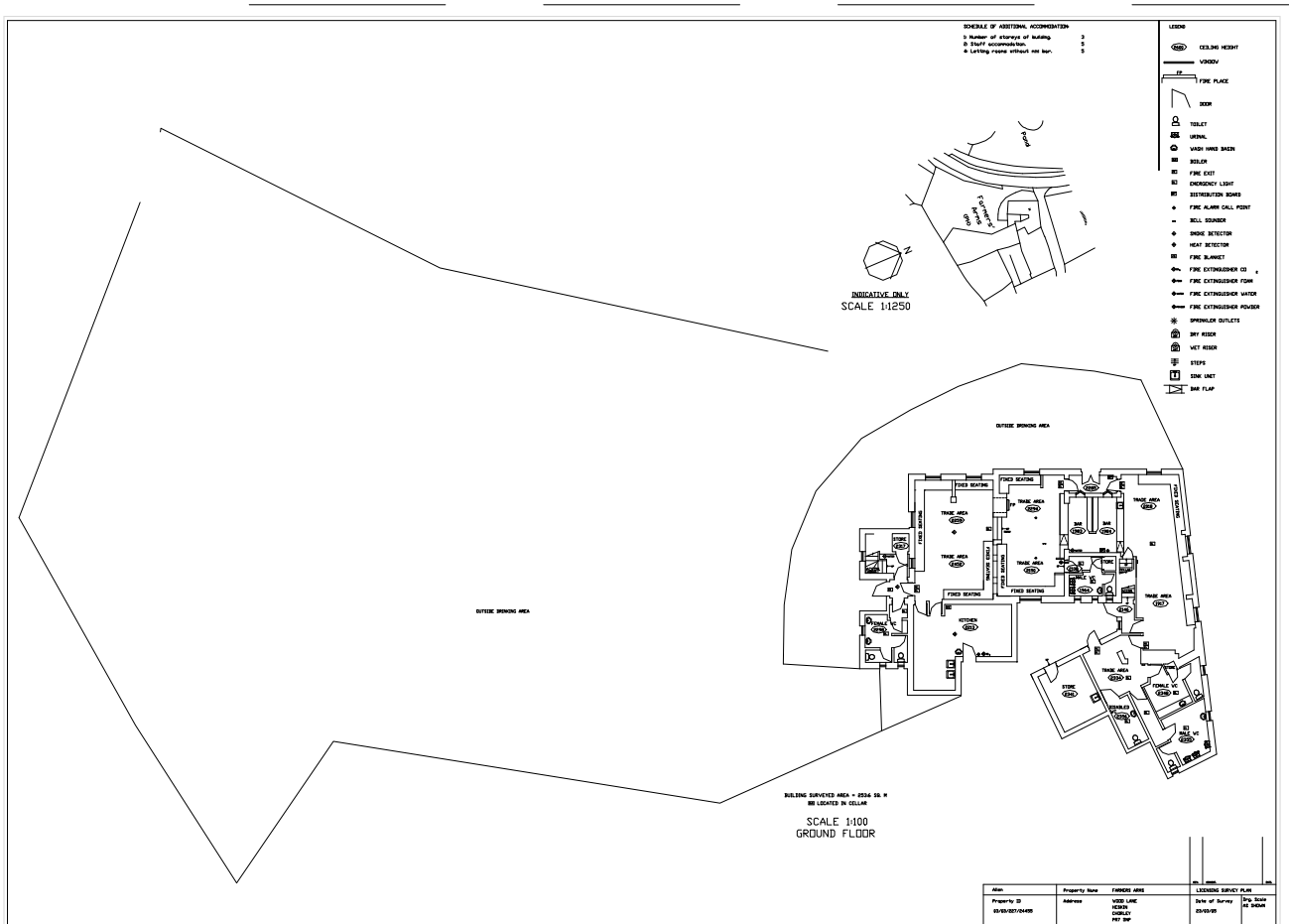
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Licence Plan



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