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CHARTERED SURVEYORS

**VILLAGE PUBLIC HOUSE PREMISES
FOR SALE
FREEHOLD – FREE OF TIE**



**THE BAY HORSE
CATFORTH,
PRESTON, PR4 0HH**

- * Substantial village centre public house premises *
- * Attractive location – approx. 5 miles North of Preston *
- * High capacity trade areas with three bedroom private living quarters over *
- * Large site (approx. 0.26 hectares/0.65 acres) including parking and garden areas *

*** PRICE £225,000 (OFFERS) FREEHOLD ***
(The purchase price is subject to VAT)



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Particulars

(Information provided is for guidance purposes only – interested parties should satisfy themselves as to the accuracy of all details given)

Originally constructed to the front of the site **The Bay Horse** was rebuilt in the 1950s in its present format, the property entirely detached and constructed of brick on two floors with a pitched slate roof. Single storey extensions at the rear house the toilet and kitchen, with a separate outbuilding providing storage/garaging (with enclosed yard adjacent).

A feature of the property is the large site, affording good parking to both front and rear, with enclosed side patio and separate lawned garden (see Title Plan below).

The property offers high capacity trade areas with three bedroom private living quarters, and is considered suitable for trading as a traditional public house/restaurant – possibly on a ‘home and second income’ basis.

Accommodation:

Ground Floor: ENTRANCE VESTIBULE. BAR, 9.2m x 8.4m having part tiled floor and with varnished timber bar to one side – in two areas, each with brick fireplace and having some upholstered seating. GAMES ROOM, 5.4m x 3.9m plus 3.8m x 2.8m. Bar service hatch, timber boarded floor and part half-height timber panels. Brick fireplace plus darts recess. LADIES’ and GENTS’ TOILETS. Central BAR SERVERY with non-slip floor and steel sink. REAR ENTRANCE with Cleaner’s Store off. KITCHEN 3.9m x 3.1m. Non-slip floor. Fitted base and wall units incorporating double sink and with part tiled walls.

Lower Ground Floor: BEER CELLAR, 4.7m x 4.2m plus LOADING AREA, 2.6m x 1.4m.

First Floor: SITTING ROOM, 6.9m x 4.6m with brick fireplace. KITCHEN, 4.0m x 2.8m. Fitted base and wall units incorporating steel sink. Three BEDROOMS, 4.8m x 4.5m; 5.3m x 3.4m; 3.3m x 3.0m. BATHROOM with three piece suite.

The accommodation extends to approx. 301.0sq.m./3,040sq.ft. on two floors (gross internal).

Externally: Small enclosed side PATIO/SMOKING AREA. PARKING on surfaced forecourt to front and at rear (approx. 25). Grassed ‘GARDEN AREAS’ with mature trees, outdoor furnishings. Small enclosed YARD AREA with LPG tank plus GARAGE/STORE, 7.6m x 7.4m and separate STORE, 2.5m x 1.9m.

The site extends to approx. 0.26hectares.0.65acres.

Rates: Public House: RV £9,300. The Uniform Business Rate is 48.1p in the £ and the amount payable for the current financial year (2009/10) is £4,473.30. The 2010 Rating Assessment will be £11,750. The living accommodation has been placed in Band B for Council Tax purposes.

Services: Mains water and electricity are advised to be available and installed. Drainage is understood to be a septic tank with gas appliances fuelled from a bulk storage tank within the rear yard. None of the services have been tested.

Trade Furnishings & Equipment: Please note that trade furnishings and equipment are not included in the sale. Some items may be in situ on the date of completion, although in respect of which no legal title is offered and no inventory will be prepared. All vending/AWP machines, beer raising/cooling equipment and corporate signage are excluded from the sale. None of the equipment/ appliances have been tested.

Licence: Premises Licence. Permitted trading hours 11am-11.30pm daily (midnight Friday/Saturday).

Tenure: Freehold. Vacant possession on completion.

Price: £225,000 – offers.

The purchase price will be subject to V.A.T.

Viewing: Strictly by arrangement with the sole agents – 01756 748100.

Date of preparation: 17 May 2010

