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WESTLAKE & CO
CHARTERED SURVEYORS

SUBSTANTIAL PUBLIC HOUSE PREMISES
(WITH DEVELOPMENT POTENTIAL – SUBJECT TO NECESSARY PLANNING CONSENTS)

FOR SALE
FREEHOLD – FREE OF TIE



THE TALBOT ARMS
CHIPPING
PRESTON PR3 2QE

- * Historic licensed premises with adjoining barn on a site of approx. 0.4 hectares/1 acre *
- * Central position within attractive and popular Ribble Valley village *
- * Extensive character trade areas with separate private quarters and potential for letting bedrooms (subject to availability of appropriate consents) *
- * On site car parking with extensive former garden to rear adjoining Chipping Brook *

*** PRICE £450,000 (OFFERS) ***

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)

The Talbot Arms is an historic property reputed to date from the 18th Century, the trade areas comprising high capacity bars plus dining accommodation together with extensive first floor private living quarters. A separate barn to the side extends to approx. 205 sq.m./2,210 sq.ft. on ground level alone (all areas approximate and gross internal).

Chipping is an attractive and popular Ribble Valley village, the premises centrally situated in residential surroundings and including numerous characterful cottages (many let as holiday accommodation) and the nearby Post Office reputed to be the oldest working shop in England (1668).

Set to the rear of a private forecourt (providing roadside parking) the property stands on a site of approx. 0.4 hectares/1 acre, and this including a large open garden area to the rear, adjoining Chipping Brook in part and including a large car park to the rear of the adjoining barn.

Approx. 10 miles North of each of Preston/Blackburn and 7 miles East of the M6 the premises are situated in an affluent area equally popular with visitors/tourists, nearby destinations including Beacon Fell Country Park, Forest of Bowland etc.

Accommodation Notes:

PUBLIC HOUSE: **Ground Floor:** ENTRANCE VESTIBULE/HALLWAY with access to BAR via hatch; BAR 4.67m x 3.0m with fireplace to one side and servery to rear; GAMES ROOM 5.4m x 4.6m with timber wall panelling and beamed ceiling; LADIES and GENTS plus W.C. for DISABLED; REAR ENTRANCE

VESTIBULE; REAR BAR 7.7m x 2.9m plus 5.5m x 4.4m with access to bar servery and having beamed ceiling together with stone fireplace. Timber wall panelling; DINING ROOM 11.4m x 4.56m plus 4.6m x 4.3m. Door to forecourt and with antique cast iron range to side. Beamed ceiling; KITCHEN 4.6m x 4.4m having non-slip floor and with extractor hood plus sink unit. Access to further STORES. **Lower Floor:** External STORE to side 11.0m x 3.1m overall; BEER CELLAR (vaulted) 4.5m x 5.5m plus additional STORE 4.5m x 3.1m.

First Floor: FORMER PRIVATE LIVING QUARTERS: DINING KITCHEN 6.1m x 4.5m, SITTING ROOM/SNOOKER ROOM 9.7m x 4.6m (max.); BATHROOM 3.3m x 2.8m; INNER LOBY 4.3m x 2.6m; LANDING; Under stairs STORE; Gas fired CENTRAL HEATING BOILER; OFFICE 2.1m x 1.7m. BEDROOM 1, 5.5m x 4.5m; BEDROOM 2, 5.1m x 4.5m; BEDROOM 3, 4.5m x 3.8m; three ATTIC STORES and LANDING AREA 11.3m x 8.6m overall.

BARN: Approx. 21.0m x 9.0m, widening to 11.0m (all dimensions approximate). In basic 'shell' condition.

Externally: Cobbled forecourt (parking for 5/6 cars) together with further parking area to side (rear of barn). Former garden areas to rear of public house, bounded on the North by Chipping Brook.

The main property extends to approx. 480.0 sq.m./5,170 sq.ft. and the barn to 205.0sq.m./2,210 sq.ft. (ground level alone) – areas approximate and gross internal.

Rates: RV £19,250 (Effective April 2010). The amount payable for the forthcoming financial year 2010/11) is £7,969.50. (Source: Ribble Valley Borough Council). The living accommodation has been placed in Band A for Council Tax purposes.

Services: All mains services are believed to be available. None of the /installations have been tested.

Contents of the Premises: The premises are offered for sale 'as seen' although the vendors do not guarantee the inclusion of any specific fixtures/fittings or furnishings/equipment. Some items may be in situ on the date of completion although in which respect 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.

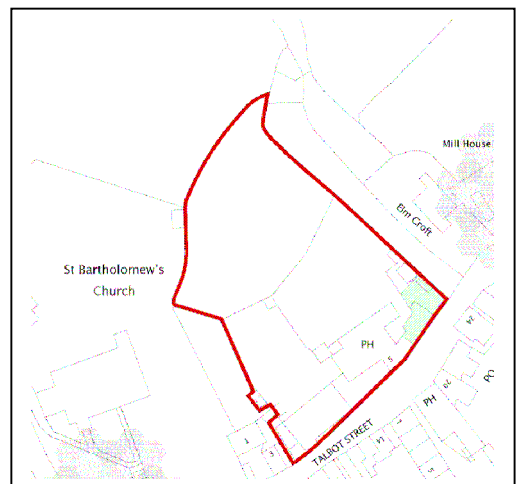
Licence: Premises Licence. Permitted trading hours for alcohol: Mon-Thurs 10.30a.m.–12.30am; Fri 10.30 a.m.-1.30 a.m. and Sun 11a.m.-12.30 a.m. – Licence Ref: PRE(A) 0105.

Planning: The premises (including the barn) are understood to be Grade II Listed and within a Conservation Area. Interested parties should direct enquiries to Ribble Valley Borough Council Planning Department (01200 425111).

Tenure: Freehold. Vacant possession on completion.

Price: £450,000 – offers. The purchase price will be subject to VAT.

Viewing: Strictly by arrangement with the sole agents – 01756 748100. Date of preparation: 24.5.10



These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co. nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.