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WESTLAKE & CO
CHARTERED SURVEYORS

HIGH PROFILE RESORT BAR PREMISES

FOR SALE



**UPSTAIRS DOWNSTAIRS,
100 MARINE ROAD WEST,
MORECAMBE,
LA4 4DQ.**

- * High capacity licensed premises trading on two floors *
- * Prominent Promenade position overlooking Morecambe Bay *
- * Ground floor Bar plus first floor Lounge (extending over two adjoining properties) suitable for dining/entertainment etc. *
- * Second/third floor private Living Quarters plus extensive undeveloped areas (further flats/bedrooms) *

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



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Particulars

(All dimensions approximate – for guidance purposes only)

Upstairs Downstairs is a long established bar with lounge/entertainment and dining facilities on upper floors, prominently situated fronting the Promenade in the centre of this resort town. At approx. 350sq.m. (3,750sq.ft) gross, this is a high capacity venue capable of significant trade.

Number 100 Marine Road West accommodates the main bar area (substantially extended on ground level at the rear and with cellars below) this property also including a four bedroom flat on second/third floor levels. To the first floor there is a dining area, extending over adjoining premises (nos. 101/102) to provide a high capacity lounge/entertainment area with separate bar servery/ toilets and all enjoying superb distant views across Morecambe Bay to the Lake District. To the rear there is a large terrace/‘garden’ area. Second/third floors above nos. 101/102 are in shell form although with potential to create separate flats/bedrooms.

This is a high capacity venue capable of substantial trading given some refurbishment and promotion, and with undoubted potential to develop further (subject to appropriate Consents – if required).

Accommodation:

Ground Floor: ENTRANCE LOBBY, 6.3m x 3.5m with six steps up to BAR, 9.3m x 6.0m having long timber bar counter to one side and with fitted upholstered seating, open at rear to GAMES AREA, 11.4m x 6.0m having tiled fireplace at one side and with some upholstered seating; LADIES’ and GENTS’ TOILETS.

Lower Ground Floor: Private PARKING/STORE AREA, 9.2m x 4.6m with walk-in COLD ROOM (2.4m x 2.0m); KITCHEN, 5.6m x 3.2m with hoist to ground and first floors. PREP/WASH AREA, 4.0m x 2.0m. BEER CELLAR, 5.9m x 4.5m plus STORES/BOILER ROOM.

First Floor: LOUNGE, 5.8m x 4.3m with picture windows to front and overlooking Morecambe Bay, open at rear to SERVERY AREA, 7.0m x 6.4m having tiled top carvery unit and tiled floor; LADIES’ and GENTS’ TOILETS; BAR AREA, 11.3m x 5.5m having corner bar counter and open at side to further LOUNGE AREA, 11.3m x 5.8m with dance floor to corner. Picture windows overlooking Morecambe Bay and with access at rear to PATIO/BEER GARDEN.

Private Living Quarters: (second floor): LANDING; KITCHEN, 4.30m x 3.9m with external door to rear; SITTING ROOM, 6.4m x 4.6m; BEDROOM, 2.3m x 2.0m; BATHROOM with three piece suite. (Third floor) LANDING with skylight, three BEDROOMS, 4.9m x 3.4m with en-suite shower and two Velux roof lights, 2.9m x 2.2m with Velux roof light, 4.6m (max) x 2.7m with Velux roof light; separate WC.

Note: Above the first floor bar/lounge areas there are two floors, partially converted former residential accommodation suitable for further bedrooms/flats.

The accommodation extends to approx. 170sq.m./1,835sq.ft. on ground level, with a further 238.8sq.m./2,750sq.ft. over – total 409.2sq.m./4,400sq.ft.

The second/third floor flat totals approx. 110sq.m./1,185sq.ft. with the undeveloped areas 235sq.m./2,535sq.ft.

All areas are approximate and gross internal.

Externally: External first floor PATIO/BEER GARDEN on two levels and having tiled floor, 12.5m x 8.8m overall. Emergency stairs at rear down to road.

Rates: R.V. £6,300. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £2,564.10. The living accommodation has been placed in Band A for Council Tax purposes. *Source: Valuation Office Database.*

Services: All mains services are believed to be available. No services/installations have been tested.

Trade Furnishings and 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. Trading Hours: Monday/Wednesday – 10am/11.30pm; Thursday/Sunday – 10am/1.30am.

Planning: Interested parties should make enquiries to Lancaster City Council Planning Department (01524 582000).

Tenure: Part freehold (No 100) Part long leasehold (Nos. 101/102 – full details on request).

Price £225,000 – offers

The purchase price will be subject to VAT.

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

Details prepared 20.05.10

