

For Sale £435,000
High Volume Freehold Town Centre Public House



Barristers, 63-65 Towngate, Leyland, Lancashire, PR25 2LR

- Prominent High Street location with high footfall
- Open plan trading area with circa 100 covers
- Extensive external beer patio/garden and private parking.
- High volume town local - 400/450 barrels.
- Advised annual net sales of £442,000 to December 2022

Freehold offers in excess of £435,000 are invited subject to contract and exclusive of VAT where chargeable.

Particulars Updated 22-Feb-2024

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Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LOCATION

Barristers is located on the edge of Leyland town centre with a frontage to Towngate, on the main licensed circuit and opposite the new Tesco superstore.

In addition the property adjoins an established residential area providing an immediate well populated catchment. Furthermore road communications are excellent via the B5254 and Junction 8 of the M61 via the A6.

DESCRIPTION

The property comprises a double fronted end of terrace public house of part three storey, part two storey mainly rendered brick construction with single storey extensions to the rear.

The pub is served by an enclosed beer patio with seating for 40 customers, smoking area, large beer garden and parking facilities.

The site extends to approximately 0.183 acres and the ground floor footprint 3522 sqft. (Source Nimbus Maps).

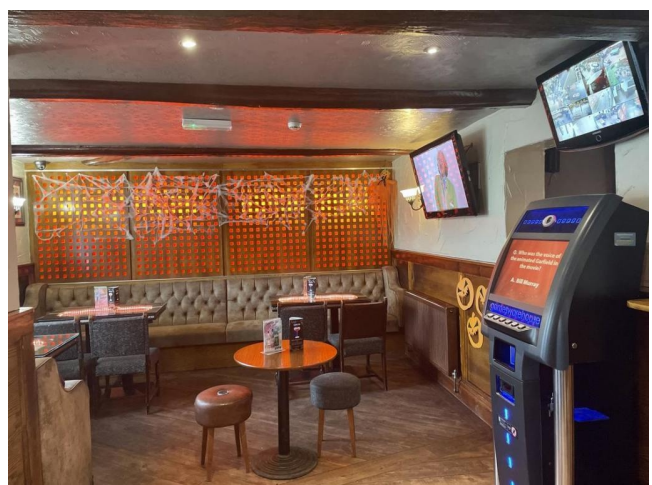
ACCOMMODATION

Open plan lounge, public bar and snug areas (100 covers) served by elongated bar servery perimeter fixed seating, a range of loose tables and chairs including leather armchairs,

Back of house facilities comprise Ladies and Gentlemen's customer lavatories, disabled customer toilet, fitted catering kitchen, prep and wash up area, dry goods store, fridge freezer store and boiler room.

The living accommodation is arranged on the upper floors to include lounge, kitchen, four bedrooms and bathroom.

External areas - enclosed beer patio seating for 40 customers, smoking area, large beer garden and private parking facilities.



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GENERAL INFORMATION

Tenure

We are informed that the property is freehold and will be available with the benefit of vacant possession.

Business

Barristers is an established town local enjoying all day footfall and a popular location on the circuit. We are advised that annual net sales were £442,000 to December 2022 and circa 400/450 barrels.

Services

We are informed that all mains services are connected to the premises.

Licences

We are informed that the property holds a Premises licence.

Town & Country Planning

The property is not listed nor in a Conservation Area

Fixtures & Fittings

We are advised that all the trade fixtures and fittings are owned outright and are included in the sale.

Stock in Trade

Stock in trade and glassware are to be taken to at separate valuation upon completion.

EPC

An EPC is available for inspection.

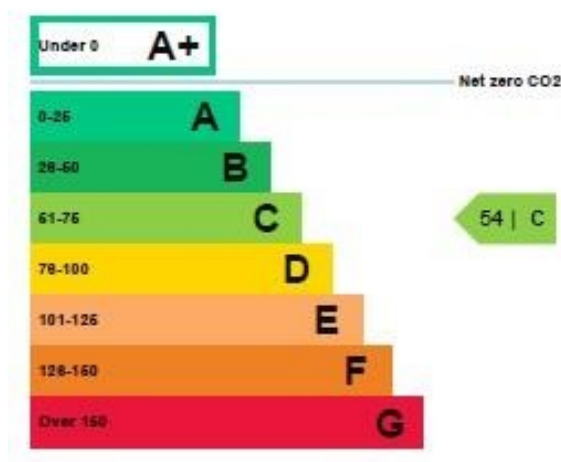


ASKING PRICE

Freehold offers in excess of £435,000 are invited subject to contract and exclusive of VAT where chargeable.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.

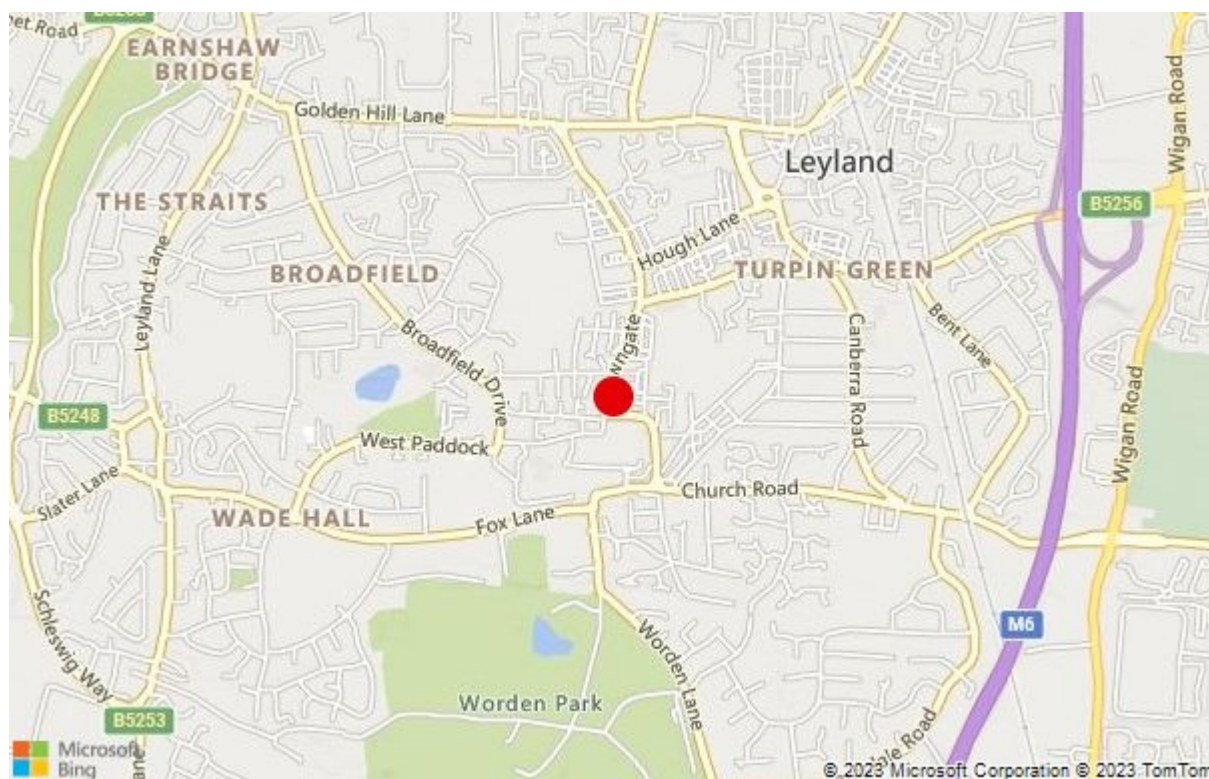


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