



The Fountain Inn

Ref: 5651942

14 Church Street, Barnoldswick, BB18 5UT

Freehold: £300,000 + VAT

Vacant Town Centre Freehold Inn

Open Plan Lounge & Locals Bar (30)

Dining Restaurant (30)

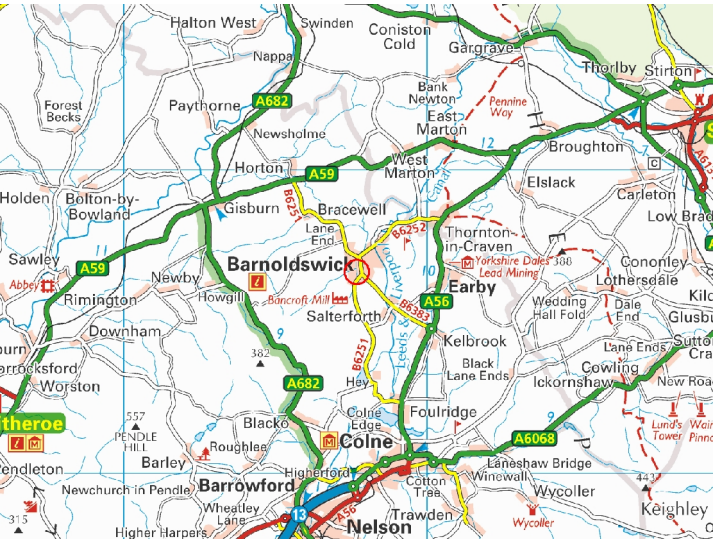
6 Ensuite Letting Rooms

Small Walled Beer Garden

Pavement Seating. EPC Rating C



A two storey, end-terraced property built around 1860 of stone construction under a pitched slate tiled roof.



Location

Barnoldswick is a town and civil parish in Lancashire, just outside the Yorkshire Dales National Park and the Forest of Bowland, an area of Outstanding Natural Beauty. Stock Beck, a tributary of the River Ribble, runs through the town.

Situated on Church Street in a secondary location on the outskirts of the town centre of Barnoldswick and accessed via the B6251. The surrounding area is mixed commercial/retail/residential area.

Internal Details

Public bar with large bar servery to the right hand side of the entrance, together with a separate restaurant with seating for around 30 covers.

The total approximate Gross Internal Area is 408sq.m (4,392sq.ft). The Property occupies an irregular shaped plot which extends to 0.06 acres (0.03 hectares).

Ground Floor

Small catering kitchen and a customer toilet.

First Floor

Located on the first floor are customer toilets along with four letting guest bedrooms and a further three bed family letting bedroom. Two further letting bedrooms are accessed externally to the rear, in a separate, adjoining building.

Regulatory

Premises Licence

The Opportunity

The business previously traded as a popular local's Inn with a mid range food offer. The property also offers six ensuite bedrooms.

External Details

Externally, there is a small back alley with some chairs serving as a beer patio area.

Trading Information

The business has not re-opened following the Covid pandemic.

Business Rates

The Rateable Value as of 1 April 2023 is £22,000. Confirmation of actual rates payable can be obtained from the local Authority.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



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