

CONFIDENTIAL

FREEHOLD RESTAURANT

Lancashire

FREEHOLD: £650,000 | REF: 5665025

CHRISTIE & CO

Regulated by RICS

christie.com

KEY HIGHLIGHTS

- Recently installed high-spec kitchen
- Immaculately presented throughout property
- Energy-efficient systems to keep costs down
- Versatile layout suits multiple concepts
- Accounts available
- EPC Rating B

LOCATION

An outstanding opportunity to acquire a premium, fully refurbished hospitality premises in a highly desirable rural setting. The property has been comprehensively improved in recent years and presents in immaculate condition throughout, offering immediate operational readiness with minimal capital expenditure required. The business is available confidentially following an ownership change, creating a rare chance to secure a high-quality asset with proven versatility.

REGULATORY

Premises Licence

DESCRIPTION

The property comprises a characterful, detached, two-storey building constructed of traditional materials beneath a multi-pitched roof. It has been carefully maintained and sympathetically upgraded, blending period features with modern specification. Significant investment has been made into the building fabric and infrastructure, including recent roof works and the installation of energy-efficient systems, resulting in reduced operating costs and improved sustainability credentials.

Externally, the property presents well and includes a private service yard with useful ancillary storage. There is also potential to introduce limited external seating arrangements, subject to the appropriate consents.

INTERNAL DETAILS

The internal layout is arranged over ground and first floors and has been finished to an exceptionally high standard. The ground floor provides an inviting customer-facing area incorporating a bar and smaller dining space, supported by customer WCs, disabled facilities, staff amenities and multiple storage rooms. Design features include exposed stonework, quality flooring and bespoke fittings that together create a warm and characterful trading environment.

The first floor offers a larger open-plan dining room, capable of accommodating a significant number of covers and benefiting from a strong sense of space and natural light. A brand new commercial kitchen has been installed since the property was last marketed, providing modern, efficient and fully compliant catering facilities. The kitchen layout includes dedicated preparation, refrigeration and wash-up areas, allowing an incoming operator to commence trading immediately without further investment. Fixtures, fittings and service equipment throughout are of a high standard, suitable for premium hospitality use.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

TRADING INFORMATION

Accounts available upon request

THE OPPORTUNITY

The property is highly adaptable and would suit a wide range of operational concepts. While historically operated as a destination dining venue, it is equally well suited to alternative hospitality uses including a gastro pub, wine or cocktail bar, café, small alehouse or brewery-led concept. The existing configuration also allows for potential non-hospitality uses, subject to securing the necessary statutory consents.

A premises licence is in place permitting the sale of alcohol for consumption both on and off the premises, enhancing flexibility for future operators. Combined with the property's excellent condition and strong energy efficiency features, this represents a low-risk entry opportunity with scope for rebranding, repositioning or concept change.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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:



JAMES DODD
Business Agent - Pubs and Restaurants
T: +44 7561 114 985
E: james.dodd@christie.com

CHRISTIE & CO