



Barristers

Ref: 5651974

63-65 Towngate, Leyland, PR25 2LR

Freehold: £485,000

Wet-led bar & ale house - 350+ barrels

Open plan lounge & public bars (100)

12 months turnover Dec 2022: £442,039

Rear beer patio (40) & parking (6 vehicles)

Extensive 3 bed manager's accommodation

Prominent high street location. Energy Rating D



A three storey, double fronted end of terrace pub, incorporating adjacent two storey mid terraced premises, with single storey ancillary extensions to rear.

The pub is located on the main licensed circuit and there is an enclosed smoking area, lawned beer garden and private parking.



Location

Barristers is ideally located upon Towngate, on the main licensed circuit and opposite the new Tesco superstore within Leyland. The business is most easily accessible off the B5254 approximately five miles west of Junction 8 of the M61 via the A6.

Internal Details

The property has been updated by the current owner whilst incorporating a number of the original style features to include beam ceilings, panelled walls, and open grate fireplaces.

Ground Floor

Open plan lounge, public bar and snug areas (100 covers) served by a good sized granite topped bar servery to the majority of one wall. There are fixed leather backed seats, freestanding leather armchairs, freestanding tables and chairs, and five wall mounted plasma TVs.

Ancillary areas

- Male and female toilets
- Separate disabled persons toilet
- Trade kitchen
- Separate glass wash/tea & coffee area
- Dry goods store
- Fridge freezer
- Boiler room

External Details

- Enclosed beer patio seating 40
- Covered smoking area
- Lawned beer garden
- Car parking (six vehicles)





Owner's Accommodation

Situated to the first floor and comprising lounge, kitchen, three double bedrooms, single bedroom, office, and bathroom.

The Opportunity

The business trades as a wet-led inn and ale house with a particular emphasis on quality lagers and ales.

We are advised the current draught barrelage 350 brewers barrels with 12 month sales to December 2022 at £442,039 and profits of £89,656

Trading Hours

The business presently trades:

Sunday to Thursday: 11am - 12am

Friday & Saturday: 10am - 2am



Fixtures & Fittings

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

Business Rates

We have been advised that Rates Payable are circa £21,000.

Regulatory

Premises licence.

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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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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