

NEW HALL TAVERN

CUERDALE LANE, SAMLESBURY PR5 0XA

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NEW HALL TAVERN

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NEW HALL TAVERN
OPEN FROM 11.30AM

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HIGHLIGHTS INCLUDE:

- Traditional Public House
- Open Plan Ground Floor Trading Accommodation
- Four Bedroom Living Accommodation
- Car Park to the Rear
- B Road Frontage
- Offers over £250,000 plus VAT

LOCATION

The Property is located fronting the B6230 Cuerdale Lane, at its junction with Roach Road, in the village of Samlesbury, South Ribble. Samlesbury is located four miles east of Preston and six miles west of Blackburn.

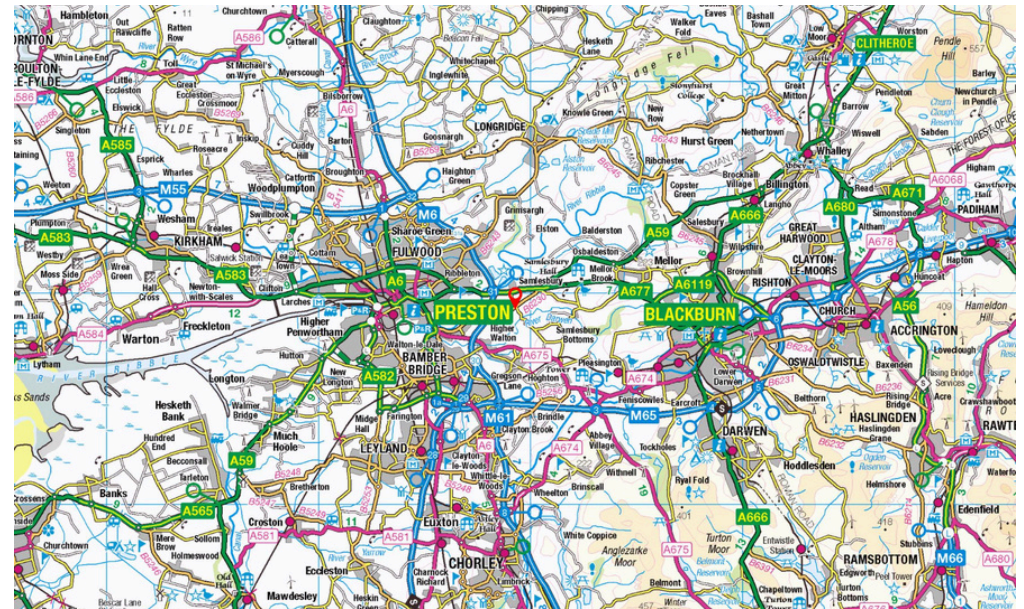
The immediate locality is Green Belt, surrounded by agricultural land. Nearby is the Samlesbury Budweiser Brewery.

DESCRIPTION

The Property comprises a semi-detached two storey public house of stone elevations, mainly rendered, set beneath a multi pitched slate covered roof. To the rear is a single storey flat roof extension.

To the rear is a small enclosed yard.

Overall, the Property extends to 0.39 acres.



ACCOMMODATION

Ground Floor

The ground floor trading accommodation provides an open plan customer trading area with single bar servery and customer WC's. Rear commercial kitchen.

First Floor

First floor living accommodation providing four bedrooms, lounge, kitchen and bathroom.

Basement

The basement provides a beer cellar and stores.

External

Rear and car parking for 34 vehicles to the rear.



TENURE

The Property is held freehold on title number LA889163.

GUIDE PRICE

Unconditional offers over £250,000 plus VAT are invited for the benefit of our clients freehold interest with vacant possession.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £9,200

PLANNING

The Property is not a Listed building nor located within a Conservation Area. The locality is within the Green Belt.

LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.



SERVICES

We are verbally advised that all mains services are connected to the Property.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

EPC

The Property has an EPC rating of D-79.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.





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