



Thornton Lodge

Skippool Road, Cleveleys, Lancashire, FY5 5LD

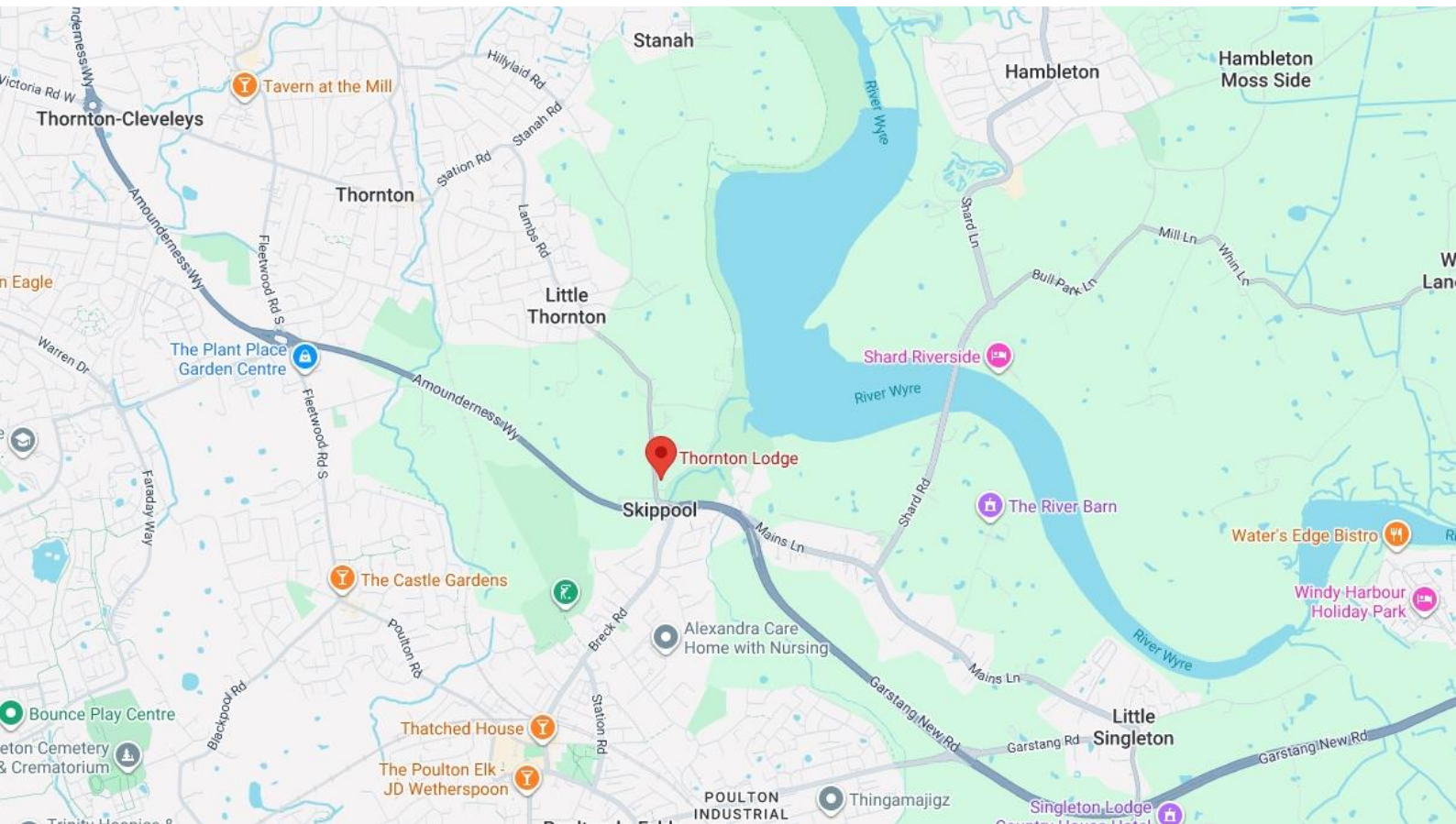
Tenure

Freehold

Price

£1,200,000 +VAT

- Rural Lancashire location
- Close to River Wyre
- c.86 car parking spaces
- Extensive beer garden/patio with c.90 covers
- Approx site area 0.93 acres - potential for further development



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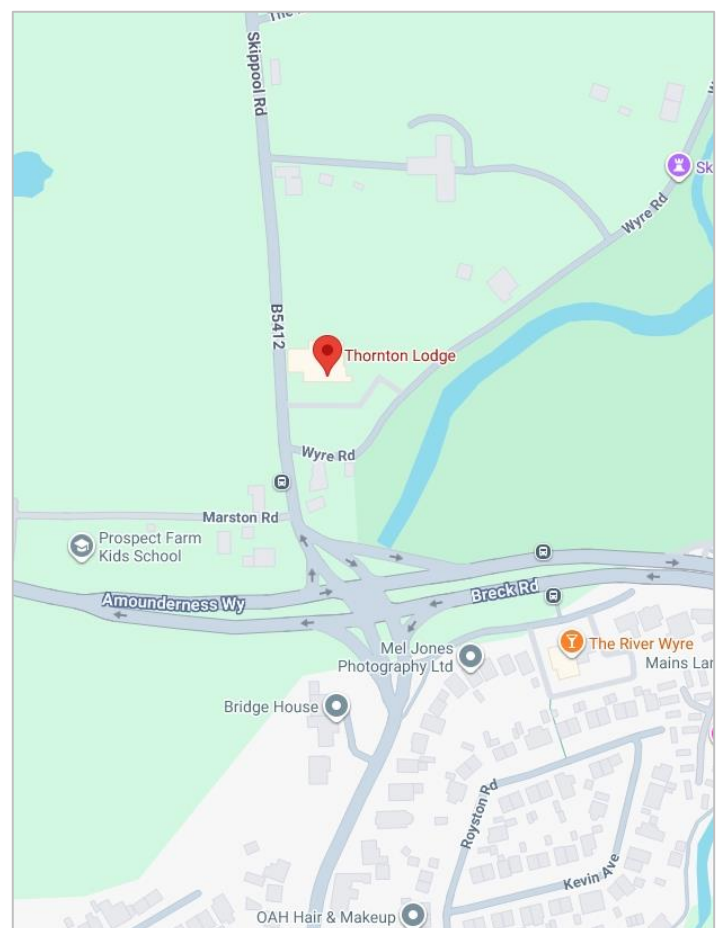
Location

Situated in Little Thornton, just outside Blackpool in the borough of Wyre close to Skippool Creek and the River Wyre estuary.

Located on a main route towards Fleetwood, making it easy to access by car.

Description

An original 18th century residential property that has been developed and extended to the current use as a public house. A detached 2 storey property constructed in brick with painted and rendered elevations beneath pitched slate roof. The property has various single storey additions. The property sits within a large site with external trading areas and c.86 space car park.



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Trade

Thornton Lodge Inn currently operates within the Chef & Brewer branded pub/restaurant division of our vendor client. Thornton Lodge operates as a destination pub/restaurant, open all normal trading hours, with food available all day. The property benefits from being in an affluent part of the Fylde Coast with a busy main road facilitating drive to trade. The premises would ideally suit another operator seeking to develop a food orientated business.

Financial information is available upon request.

Accommodation

Ground Floor

Two main entrance leading to a split-level dining room, with timber and carpeted flooring, feature fireplace, and furnished by timber tables & chairs with sections of fixed upholstered seating, providing c.160 covers. There is a service counter with timber fascia and granite top. The bar area to the front and right-hand side provides a further c.30 covers. Two sets of ladies and gents' customer toilets together with an accessible toilet.

To the rear is a catering kitchen with a range of stainless-steel catering equipment, wash area, walk-in refrigeration and freezer, storerooms, a staffroom and a prep-room. Upland beer stores.



First Floor

Private living accommodation comprising; 4 bed Manager's flat and two separate 1 bed Assistant Manager's flats. Management office.

Floor & Site Areas

Total floor area approximately 1,056 sq m GIA (11,366 sq ft).

Site area approximately 3,746 sq m (0.926 acres).

The floor area has been extracted from the expired EPC and the site area from Edozo online mapping, as such are only to be used as indicative guides.

Tenure

Freehold.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

The property is not a listed building, nor lies within a conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sun - Wed	10am to 12 midnight
Thurs - Sat	10am to 1am

Performance of live music and playing of recorded music.

Sun - Wed	10am to 12 midnight
Thurs - Sat	10am to 1am

Business Rates & Council Tax

The property is in an area administered by Wyre Council.

Rateable Value £63,000 (2026).

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B for council tax purposes.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Viewing

Strictly by appointment only through Fleurets Northwest office on 0161 683 5445.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact David or Tim below:

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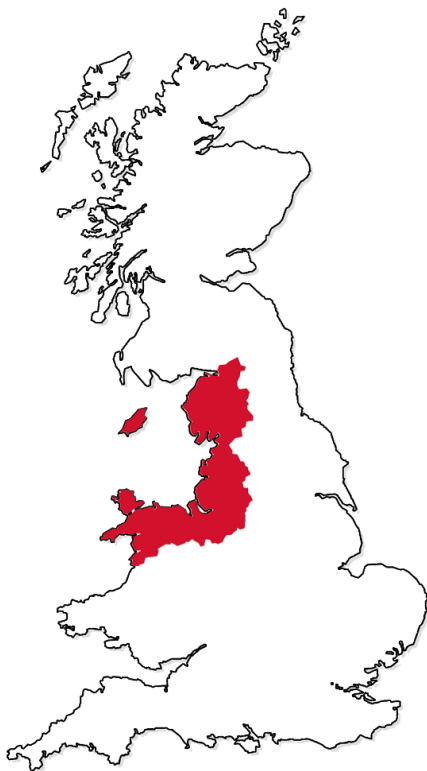
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