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Royal Oak

Main Street, Hornby,
Lancaster, Lancashire LA2 8JY

Freehold
£360,000 +VAT

- Village pub/restaurant – currently closed
- 60 covers plus pool area
- May suit alternative use
- Site area 0.443 acre
- Catering kitchen
- 3 bedroom accommodation (potential additional bedsit)
- Gardens & Car Park (30)

SOLE SELLING RIGHTS
REF: NW-618795

VIEWING

Strictly by appointment through Fleurets Manchester office on 0161 683 5445.

LOCATION

Approximately 6 miles north east of Lancaster and junction 34 of the M6. The village of Hornby fronts the A683 on the road between Kirkby Lonsdale and Lancaster. This is an attractive village and the property benefits from a main road position towards the edge of the village.

DESCRIPTION

A detached two storey property with stone elevations beneath a pitched slate roof. Various single storey additions beneath flat and lean-to roofs. Detached stone outbuilding used as fridge/freezer store with a first floor used as storage. There may be potential to convert this area to letting rooms subject to planning. Car park for approximately 30 vehicles. Beer patio and smoking shelter leading to beer garden and orchard behind. A right of way exists over the car park.

TRADE

The property is currently closed – no trading figures available.

ACCOMMODATION

Briefly comprises:

Ground Floor:

An open plan L shaped trading area for approximately 60 covers. Traditional décor with a real fire. Part stone walls and beam ceiling. Mixed and upholstered fixed seating and timber tables and chairs. At the end is a pool and darts area. Traditional bar servery with high bar stools. The KITCHEN has a tiled floor and is stainless steel commercially equipped. Ladies & Gents customer toilets. Beer cellar with wine and spirits store.

First Floor:

Private living accommodation comprising living room, kitchen, bathroom, 3 bedrooms.

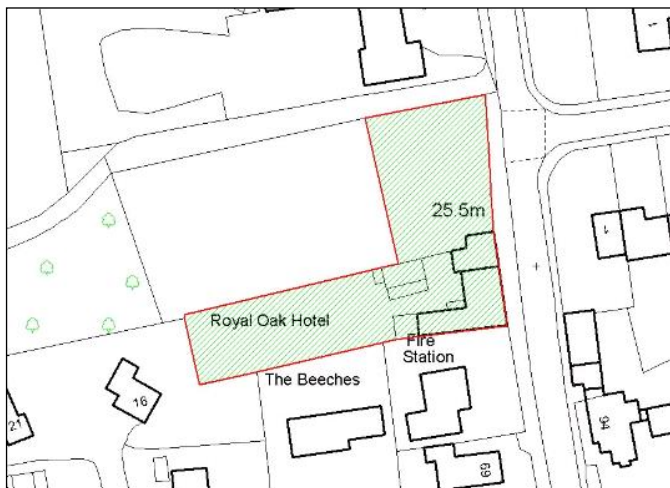
Second Floor:

A further bedroom and living room with both a shower room and kitchenette located off the living room.

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.

SITE PLANS



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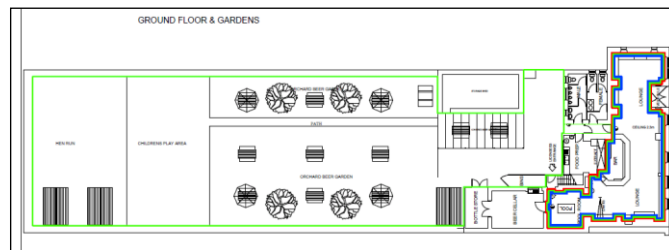
SITE AREA

Site area 0.443 acre

TENURE

The property is Freehold.

LICENSING PLAN



LICENCE

A premises licence prevails, please contact Fleurets Manchester office for further information.

BUSINESS RATES & COUNCIL TAX

The Valuation Office Agency website shows the property is in an area administered by Lancaster Council and we are advised that the current Rateable Value is £17,000. The 2017 Rateable Value has been assessed at £17,000. The domestic accommodation is within Band A for council tax purposes.

SERVICES

We are informed that the premises benefit from all mains services.

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.

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.

VALUATIONS & RENT REVIEWS

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

ON MARKET / HOTELS REVIEW

Topical articles and advice about market issues along with advert style details of the HUNDREDS of properties we have for sale and to let are contained in our on line brochures ON MARKET and HOTELS REVIEW. Call your local office or visit www.fleurets.com/on-market for details.

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fleurets.com - Our Reference: NW-618795

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EPC

The property has an EPC rating of D.

Energy Performance Certificate

Non-Domestic Building

Royal Oak
Main Street
Hornby
LANCASTER
LA2 8JY

Certificate Reference Number:
9751-3074-0793-0300-9401

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

80 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 334
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 126.14

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

87 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

FURTHER INFORMATION

For further information please contact: Lesley Watmough at our Manchester office on 0161 683 5445 or email

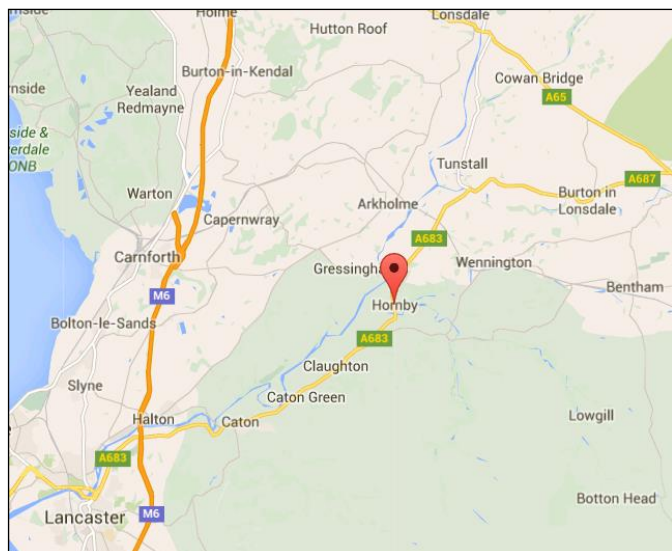
lesley.watmough@fleurets.com

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LOCATION MAP



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