

# PROPERTY PARTICULARS

## MULTI-USE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
www.tdawson.co.uk

**FOR SALE**



## THE NEW INN SKIPTON OLD ROAD FOULRIDGE BB8 7PD

- Detached character property suitable for a variety of uses.
- Redevelopment potential.
- Separate car park.
- 147 sq. m. (1,587 sq. ft.)

## LOCATION

Situated within the popular village of Foulridge which is within the Borough of Pendle and lies approximately 2 miles distant from Colne. The property is located on Skipton Old Road close to its junction with the A56 (Skipton Rd) which is the main arterial route running through Foulridge linking Colne with Skipton via Earby and Barnoldswick.

## DESCRIPTION

Predominant two-storey former public house of traditional stone construction beneath a pitched slate roof with various single storey extensions.

The ground floor provides three public rooms together with kitchen and WC's.

The first floor provides private living accommodation comprising lounge, former lounge, kitchen two bedrooms, bathroom and stores.

There is also a basement area.

## ACCOMMODATION

### Ground Floor

Main bar/lounge area	73.35 sq. m (790 sq. ft.)
Former games room	14.83 sq. m (156 sq. ft.)
Kitchen	9.92 sq. m (107 sq. ft.)
Ladies and gents toilets	

### First Floor

Former lounge	11.47 sq. m (123 sq. ft.)
Kitchen	4.96 sq. m (52 sq. ft.)
Bedroom	5.96 sq. m (172 sq. ft.)
Bedroom	13.2 sq. m (142 sq. ft.)
Store	4.14 sq. m (45 sq. ft.)
Bathroom	

All areas are quoted on a net internal basis.

## EXTERNALLY

To the front of the property is a cobbled forecourt. To the rear of the property is a separate car parking area for approximately 10 vehicles.

## SERVICES

All mains services are available.

## SERVICES RESPONSIBILITY

It is the ingoing purchaser's responsibility to verify that all services are suitable for their requirements.

## PLANNING

The property was last used as a Public House and premises but will be suitable for alternative uses subject to Planning Consent. Further enquiries should be directed to the Planning Department at Pendle Borough Council 01282 661661.

## RATING

The property will have to be reassessed upon occupation. Alternatively if the property is used for residential purposes it will have to be reassessed for Council Tax banding.

## TENURE

Freehold we are informed.

## RESTRICTIVE COVENANT

The property will be sold subject to a Restrictive Covenant prohibiting the sale of alcohol.

## PRICE

**£195,000**

## VAT

VAT is applicable to the sale other than where the property is put to a wholly residential use. Details upon application.

## ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC Rating of D which is valid until the 25<sup>th</sup> October 2031. Copy available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

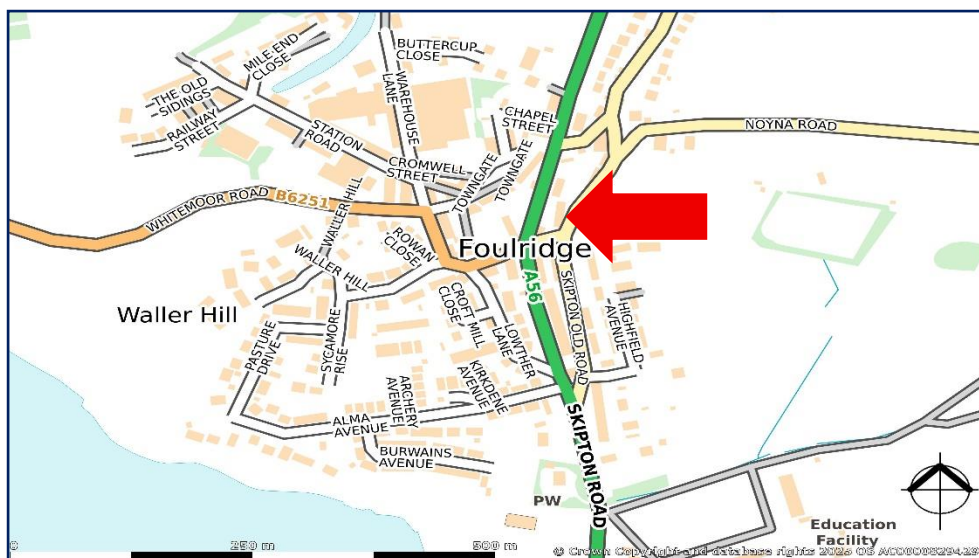
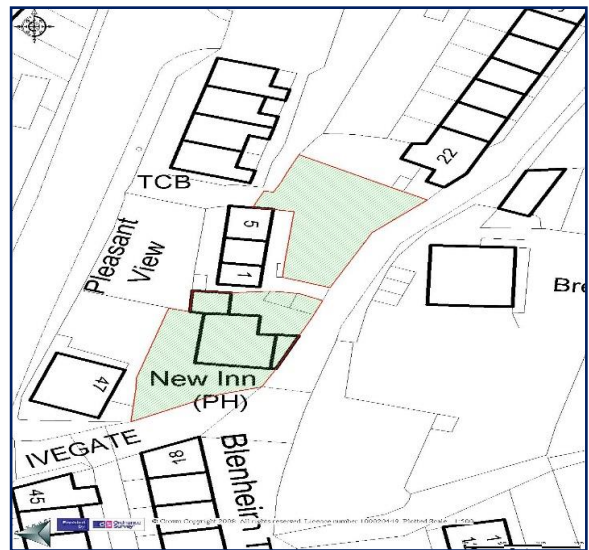
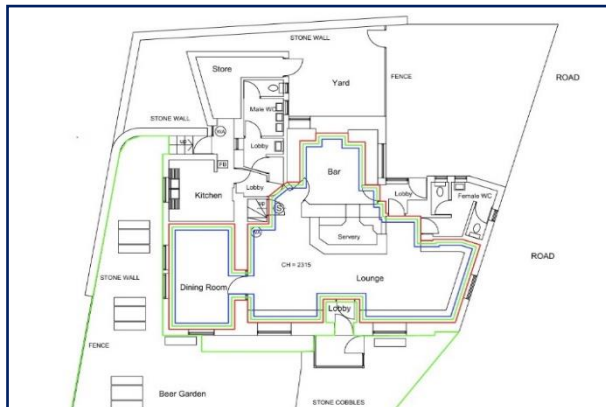
## MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT 01282 458007.

Our Ref: MC.KC.2507.16850 Email: michael@tdawson.co.uk



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