

# PROPERTY PARTICULARS

## MULTI-USE

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



## DOG INN CHORLEY OLD ROAD WHITTLE-LE-WOODS CHORLEY PR6 7QZ

- Freehold detached pub and restaurant opportunity on a site of approximately 0.38 acres (1,555 sq. m.)
- Redevelopment and alternative use potential subject to necessary planning consent

## LOCATION

Situated in the heart of the village of Whittle-le-Woods fronting Chorley Old Road which leads directly into Preston Road (A6) within the Borough of Chorley.

## DESCRIPTION

A detached two-storey property of traditional construction under a pitched slate roof with single-storey extensions to the side elevation and rear. The property occupies an elevated position overlooking Chorley Old Road with an attractive landscaped surround and front tarmac parking area.

Internally, the premises comprise an entrance lobby with a central bar servery and separate lounge bar/dining area and games room. To the rear are ladies and gents WCs with a separate commercial kitchen and ancillary store. To the side elevation is a single-storey cellar. The first floor provides three bedroom living accommodation, fitted kitchen, three-piece bathroom and main living room. Hot water gas central heating system.

## EXTERNALLY

Fronting the building is a tarmac car park with two access points. There is landscaping to the side and rear elevations. There is a pedestrian right of way from Chorley Old Road across the car park to the rear of the site.

## ACCOMMODATION

The approximate gross internal areas are as follows:

### Ground Floor

Comprising bar servery, lounge/dining area, games room, toilets, commercial kitchen and store 1,532 sq. ft.

### First Floor

Comprising two double and one single bedroom, bathroom, kitchen and lounge 900 sq. ft.

## SERVICES

All mains services are available. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The 2023 rateable value is £9,500.

## PLANNING

We understand the premises fall within Sui Generis (previously Class A4) of the Use Classes Order of the Town and Country Planning Acts as amended in 2020. Prospective purchasers should make their own enquiries to the Local Planning Authority, Chorley Council, who can be contacted on 01257 515151 on all planning matters.

## ENERGY PERFORMANCE CERTIFICATE

The property's energy rating is C (62). A copy of the certificate is available upon request.

## TENURE

Understood to be Freehold. Land Registry title numbers LAN101446 and LAN101320.

## PRICE

**OFFERS OVER £400,000**

## VAT

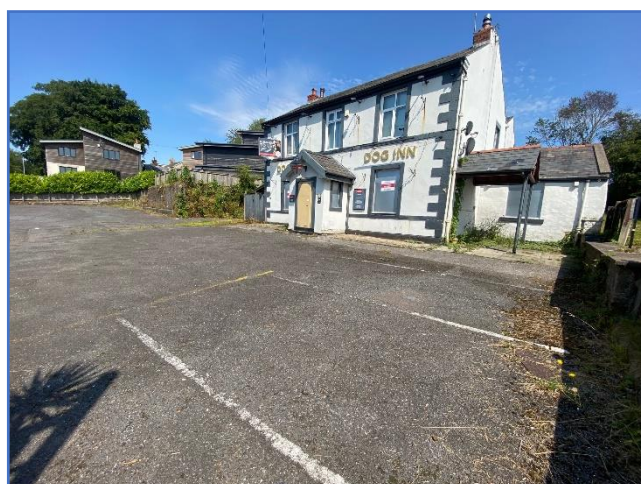
VAT will be applicable to the sale price at the standard rate.

## 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.

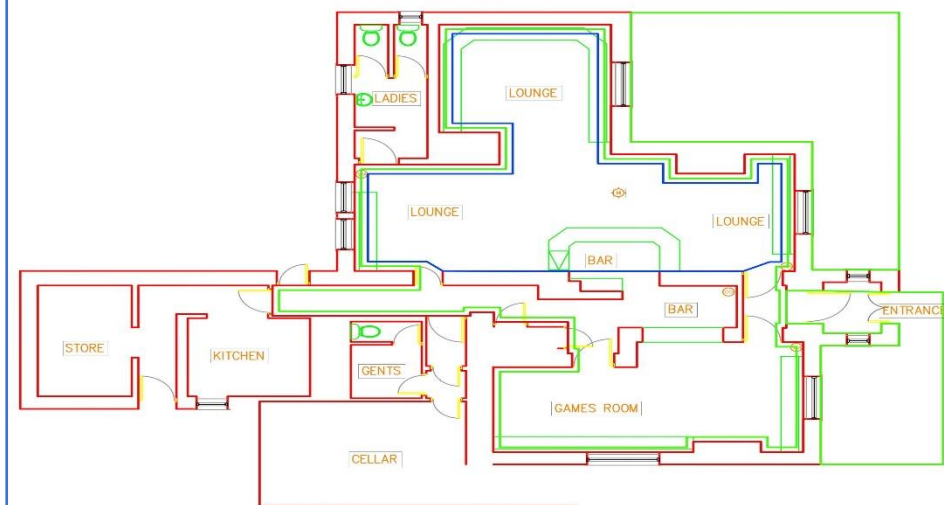
## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF JBR YM 2408.13439 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**





# Ground Floor Layout Plan



- Notes:**  
 1. Each layout on the drawing has detailed against it how the information was gathered and drawn:  
 Check Survey - Information has been drawn up from original paper drawings and then checked on site and modified accordingly.  
 Full Survey - Complete on site survey carried out
- KPV
  - R1 Cerebral Fire Notice
  - R2 Staff Fire Notice
  - R3 Fire Door Keep Locked sign
  - R4 Fire Exit Keep Clear sign
  - R5 Fire Door Keep Locked sign
  - F1 Fire Blanket
  - F2 Dry Powder Fire Extinguisher
  - F3 Carbon Dioxide Fire Extinguisher
  - F4 Foam Fire Extinguisher
  - F5 Water Fire Extinguisher
  - F6 Emergency Light Fitting
  - E1 Emergency Exit Sign
  - H1 Heat Detector
  - S1 Smoke Detector
  - B1 Break Glass Call Point
  - SA Fire Alarm Sounder
  - PA Fire Alarm Panel
  - AVP Assessment with Phones
  - SWP Staff with Phones
  - ATM Cash machines
  - PP Pay Phone
  - ATM Juice Box
  - CM Cigarette M/c
  - SA Safe of Alcohol
  - RE Regulated Entertainment
  - AC Areas for Consumption 143sqm
  - LN Late Night Refreshment

Designed By:  1307

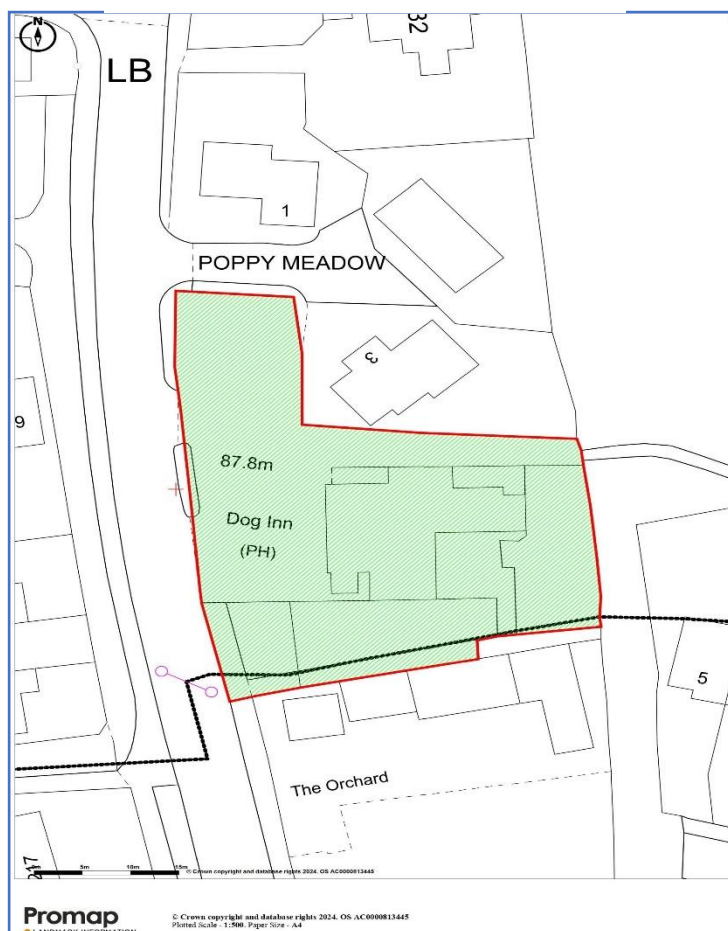
**THWAITES BREWERY**  
 "PROGRESS WITH TRADITION"

TITLE: DOG INN CHORLEY

GENERAL PLAN LAYOUT FOR PUB LICENSING SHOWING GROUND FLOOR

REVISED: 1:100	DATE REVISION: JAN 05	DRAWN: CASSIDY & ASHTON
APPROVED: DTJ	DATE: 11/05/05	SCALE: 1:500

Site Plan – For Identification Purposes Only  
 Plotted Scale 1:500



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