

# PROPERTY PARTICULARS

## MULTI-USE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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**FOR SALE**



**PRICE REDUCED**

## HARE AND HOUNDS PUBLIC HOUSE WHALLEY ROAD CLAYTON-LE-MOORS ACCRINGTON BB5 5HE

- Opportunity to acquire Freehold of public house and restaurant premises with four bed living accommodation.
- Substantial site of 0.3 Acre.
- Redevelopment potential STP
- Parking provision for 16 vehicles.
- Excellent main road position.

## LOCATION

Fronting Whalley Road (A680) in a prominent corner position at its junction with Blackburn Road and Burnley Road (A678) within the heart of Clayton-le-Moors approximately one mile from Junction 7 of the M65 motorway. Whalley Road links Accrington with Great Harwood, Whalley and thereafter Clitheroe in the Ribble Valley. The surrounding area is mixed commercial with local retailers, manufacturing and traditional residential.

## DESCRIPTION

A two-storey public house of traditional construction under a pitched slate roof with UPVC double glazing throughout, occupying an extremely prominent position fronting a main junction. The ground floor is predominantly open plan comprising a bar servery, bar lounge, games room, with ladies and gents toilets. There is a separate commercial kitchen with preparation area and cleaner's store. Access is available from the frontage and to the rear from the car park.

The first floor has three double bedrooms, single bedroom, three-piece bathroom and separate kitchen. There is also a former function room which is used for storage.

Externally, the site extends to 0.3 acre with a tarmacadam car park for 16 vehicles and a beer garden which is accessed from Burnley Road. It is possible to extend the parking provision if required.

## ACCOMMODATION

The gross internal areas are as follows:

### Ground Floor

|                                 |                      |
|---------------------------------|----------------------|
| Main bar servery, lounge/dining | 2,586 sq. ft.        |
| Ladies and gents WCs            | 243 sq. ft.          |
| Commercial kitchen              | 405 sq. ft.          |
|                                 | <b>3,234 sq. ft.</b> |

### First Floor

|                       |                      |
|-----------------------|----------------------|
| Three double bedrooms |                      |
| Single bedroom        |                      |
| WC/bathroom           |                      |
| Kitchen               |                      |
| Function room         | <b>2,930 sq. ft.</b> |

### Cellar

**414 sq. ft.**

**Total: 6,578 sq. ft.**

## SERVICES

All mains services are available. The ground and first floors have separate gas hot water central heating systems. 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 £16,200.

## ENERGY PERFORMANCE CERTIFICATE

The property's energy rating is C (60). A copy of the certificate is available upon request.

## PLANNING

The premises are currently trading as a public house/restaurant within Sui Generis (previously Class A4) of the Use Classes Order of the Town and Country Planning Act. Prospective purchasers should make their own enquiries to Hyndburn Borough Council, planning department, as to the suitability of their proposed use who can be contacted on 01254 388111.

## TENURE

Freehold. Land Registry title number LAN90673.

## PRICE

**OFFERS IN THE REGION OF £450,000 INVITED**

## 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 2504.13575 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**







Site plan – for identification purposes only (not to scale)



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