

SWAN HOTEL

KING ST, WHALLEY, CLITHEROE BB7 9SN



**FREEHOLD FOR SALE- OFFERS IN THE REGION OF £1,000,000
PLUS VAT**

savills



THE SWAN HOTEL
BAR • FOOD • ROOMS

THE SWAN
HOTEL
BAR • FOOD • ROOMS

THE SWAN HOTEL
BAR • FOOD • ROOMS

SWAN PUB CUP PARK
SAT SUNDAY
EVERY MONDAY
LIVE MUSIC
SUNDAY
14 SEPTEMBER

Whalley
Abbey

Cragg

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HIGHLIGHTS INCLUDE:

- Traditional Public House
- Ground Floor Trading Accommodation
- First Floor - six en-suite letting bedrooms
- Second Floor - three Bed Self Contained Flat
- Fronting King Street which links directly to the A59
- Located in the centre of Whalley
- The Site Extends to 0.38 acres
- Offers in the region of £1,000,000 plus VAT

LOCATION

The Property is located fronting King Street in the village of Whalley, Ribble Valley. Whalley is within the Ribble Valley, approximately four miles south of Clitheroe town centre.

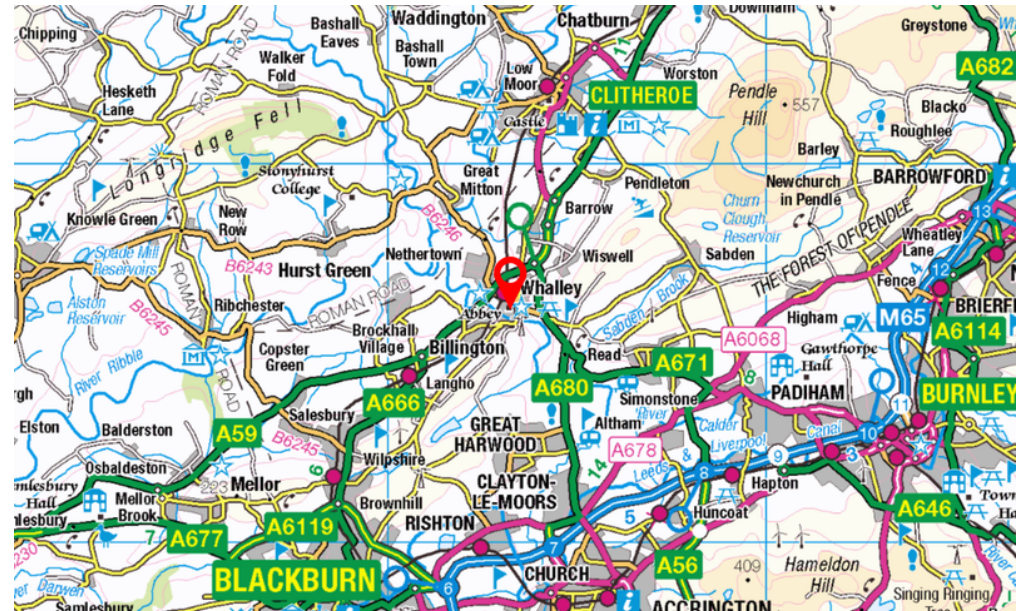
The immediate locality is generally retail in nature with the Property fronting the main street. The main surrounding uses are retail and leisure with residential properties to the rear.

DESCRIPTION

The Property comprises a two storey, end terraced public house of stone elevations, set beneath a pitched tile covered roof. To the rear, there is a three bed self-contained first floor flat.

Externally to the rear, there is a small enclosed beer patio and an extensive car park.

Overall, the Property extends to 0.38 acres.



ACCOMMODATION

Ground Floor

The ground floor traditional trading accommodation provides a central bar servery to a public bar. To the side there is a lounge with casual dining. Fully equipped catering kitchen with prep room. Further ancillary accommodation includes customer WC's and beer cellar.

First Floor

The first floor provides five en-suite letting bedrooms and an office.

Second Floor

The second floor provides living accommodation comprising of three bedrooms, bathroom, lounge and kitchen/dining room.

TENURE

The Property is held freehold on title number LA894300.

GUIDE PRICE

Unconditional offers in the region of £1,000,000 plus VAT are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £25,900.

PLANNING

The Property is a Grade II Listed building and located within Whalley Conservation Area.

LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.



SERVICES

We are verbally advised that all mains services are connected to the Property.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

EPC

The Property has an EPC rating of E-103.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.





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