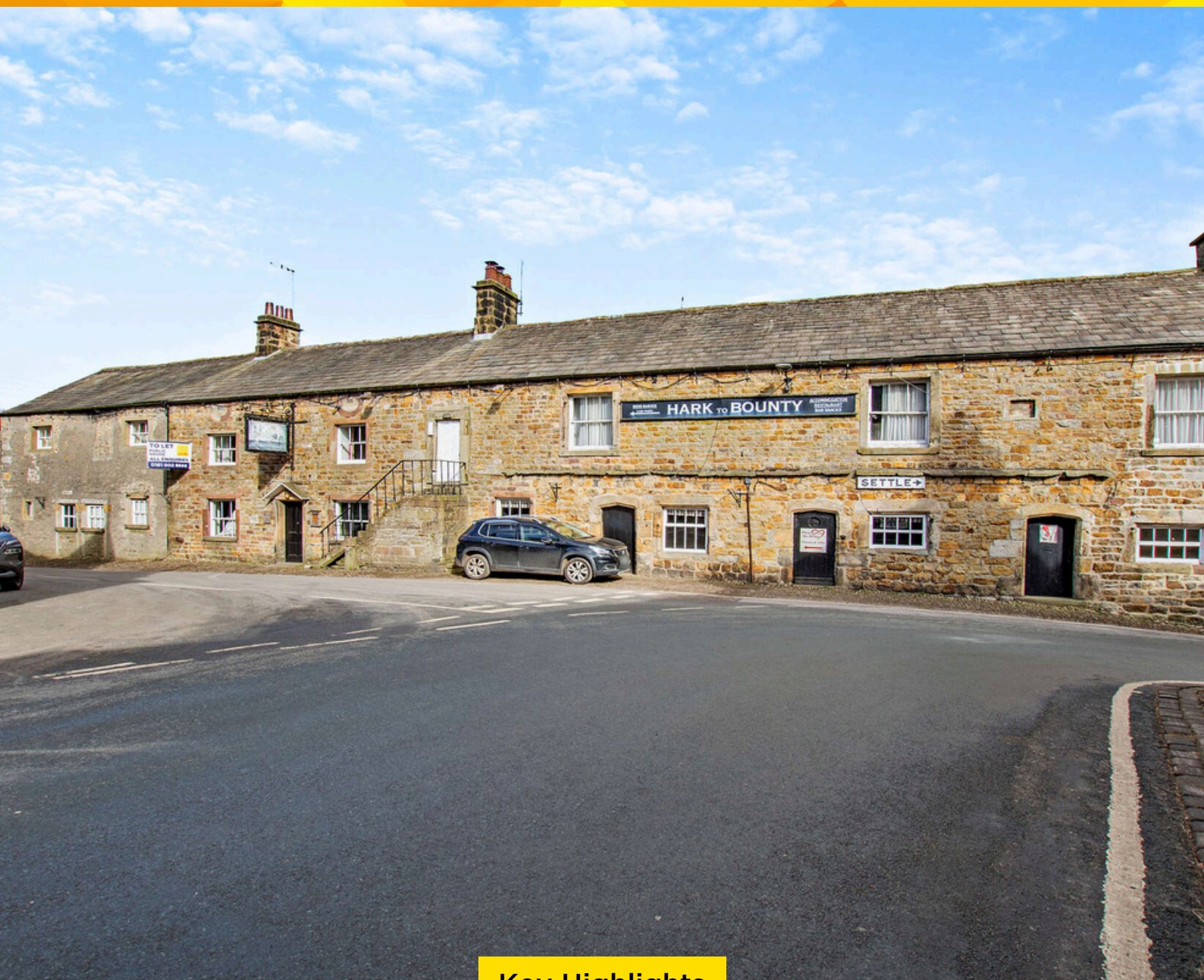


PUBLIC HOUSE WITH LETTING
ROOMS AVAILABLE TO LET

Hark To Bounty Inn

Town End, Slaidburn, Clitheroe, BB7 3EP



Key Highlights

- Detached Two Storey Public House
- Ground Floor Trading Accommodation
- 7 Ensuite Letting Rooms
- First Floor Private Living Accommodation
- First Floor Function Room
- Car Park for Approximately 20 Vehicles
- Site Area Extending to 0.57 Acres
- Rental Offers Invited

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LOCATION

Slaidburn is a rural village in the Ribble Valley district of Lancashire in the north west of England. The village is located in the valley of the River Hodder, approximately 8.7 miles north of Clitheroe, 19.5 miles east of Lancaster and 20.5 miles north east of Preston. The area is popular with walkers, cyclists and fishers utilising the nearby Gisburn Forrest hub and Stocks Fishery.

The Property is situated in a prominent corner position at the confluence of Townend and the B6478, which is the main throughfare through the village. The surrounding area comprises mainly residential premises with some independent commercial operators (e.g. YHA Slaidburn, Central Stores, and the Antiques shop and furniture restoration business) fronting the B road. To the east of the Property is the Slaidburn Village Hall and to the south is Slaidburn's historic St Andrew's Church.

DESCRIPTION

The Property, which forms part of the historic Slaidburn Estate, comprises a large two-storey grade II listed building dating back to the early 17th century and late 18th century. The Property is of sandstone rubble construction beneath a pitched slate roof.

The ground floor built footprint of the Property amounts to approximately 5,390 square feet and the total site area extends to 0.57 acres.

ACCOMMODATION

The internal accommodation is arranged over basement, ground, and first floor:

BASEMENT

At basement level there is a large beer cellar and associated stores.

GROUND FLOOR

The ground floor comprises the principal trading accommodation which is split between pub lounges, restaurant dining areas, and games area with approximately 110 covers.

FIRST FLOOR

To the first floor, there is letting accommodation providing 7 en-suite letting rooms (including a mix of single, twin and double rooms), as well as an extensive function room which we understand was previously used as the local court in the early 19th century. In addition, there is private living accommodation comprising two bedrooms, living room and bathroom.

EXTERNALLY

Externally, there is a car park for approximately 20 vehicles at the rear of the property and outbuildings used to the side and rear of the Property used for storage.

To the rear of the Property, there is 0.27 acres of land, previously used as a beer garden, backing onto Croasdale Brook.



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TENURE

The Property is held freehold on title number LAN181563.

TERMS

The Property is available To Let on a new agreement. Flexible terms are available and rental offers are invited on a free of tie basis. The lease will be drawn on effectively Full Repairing and Insuring terms for a term to be agreed - please enquire for further details. Our client would consider providing a rent-free period to an incoming tenant, as a rental incentive.

Also, our client is open to inviting separate rental offers on the Old Post Office building, which comprises a family size en-suite letting room, situated directly opposite the Hark to Bounty Property.

RATING

The subject Property is entered in the 2023 Rating List with a Rateable Value of £11,800.

PLANNING

The Property is a Grade II listed building and is located within Slaidburn Conservation Area.

THE BUSINESS

The Property is currently vacant but the Property previously traded as a destination, rural village public house with letting rooms.

LICENSING

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

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the letting.

ENERGY PERFORMANCE CERTIFICATE

Not applicable due to the listed status of the Property.

VAT & STAMP DUTY LAND TAX

Figures stated are exclusive of VAT (if applicable). VAT and SDLT may be applicable at the prevailing rate.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

VIEWING

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



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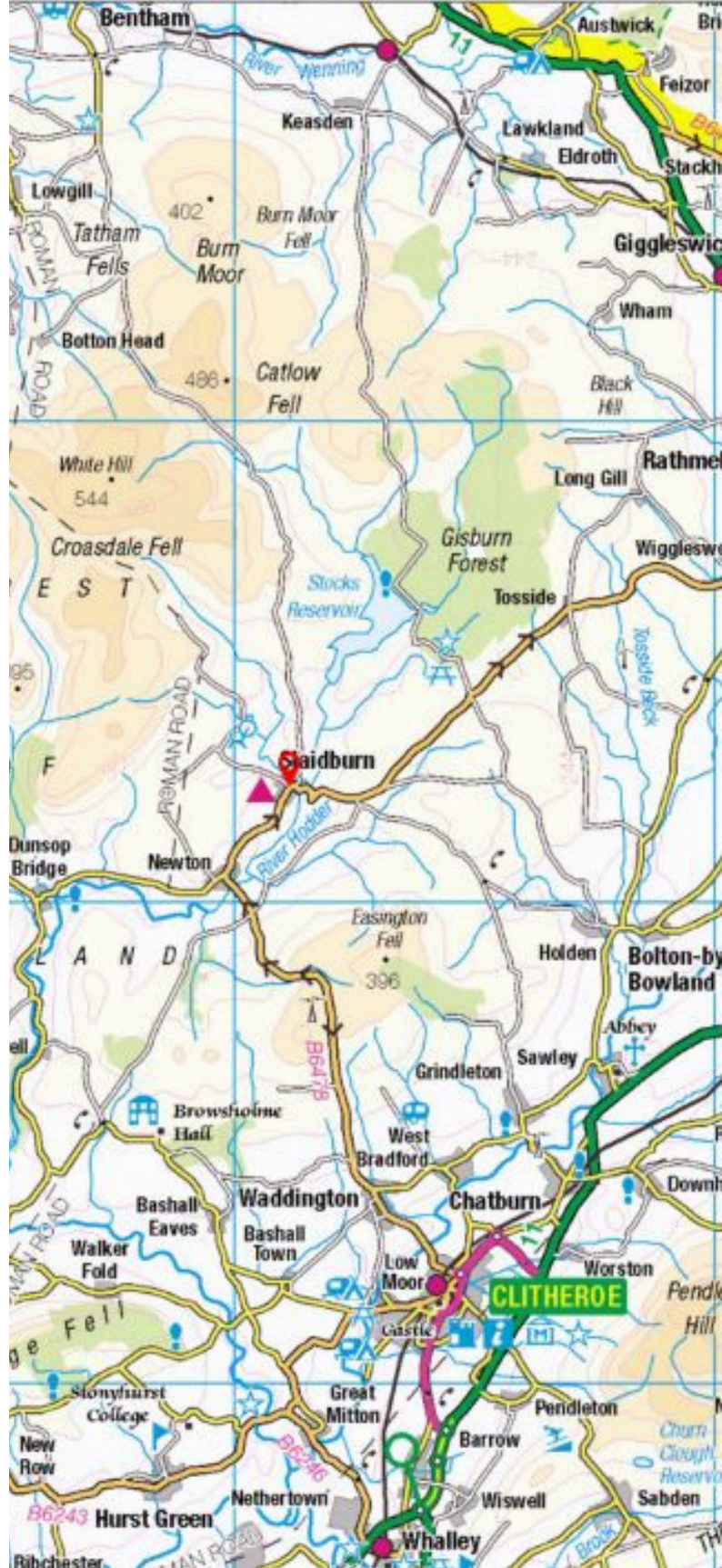
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