

LEASEHOLD FOR SALE PRICE ON APPLICATION

# THE THREE FISHES

Mitton Road, Mitton, BB7 9PQ



## Key Highlights

- Vacant food-led public house in the Ribble Valley
- Variety of dining rooms and lounge
- Extensive kitchen and prep-area
- First floor staff accommodation
- The Property is held on 25 year lease from 2005
- Passing rent of £60,000 per annum

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## Location

The Property is located fronting the B6246 in the village of Mitton in the Ribble Valley, Lancashire. The locality is a popular local and tourist destination, 4 miles south west of Clitheroe and 10 miles north of Blackburn.

## Description

The Property comprises a Grade II Listed two storey detached public house constructed in the early to mid-19th century. Rendered elevations beneath a pitched slate covered roof with single storey extensions to the rear. Beer garden and patios with car parking for 80 vehicles.

## Accommodation

The Property provides dining to a variety of rooms over split levels, furnished with both fixed and free standing furniture. Presently configured to provide 120 covers. Lounge bar via the entrance reception. Customer toilets.

Commercial catering kitchen with food and glass wash areas, walk in fridge and freezers.

First floor ancillary accommodation providing a variety of staff rooms, meeting rooms and storerooms.

Beer cellar to the basement.

## Tenure

The Property is held on a 25 year lease from February 2005 at a passing rent of £60,000 per annum.

## Guide Price

Leasehold offers invited

## Rating

The subject property is entered in the 2015 Rating List with a Rateable Value of £93,000.



## Planning

We understand that the Property currently benefits from use as a pub/restaurant.

## Licences

The Property has a premises licence.

## Fixtures & Fittings

The fixtures and fittings may be available by way of separate negotiation.

## The Business

The Property is currently vacant and currently closed to trade.

## Energy Performance Certificate

Exempt from EPC.

## Viewings

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

## Contact

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