

Existing Tenant Unaffected by the Sale

Fully Let Investment Licensed Premises

Guide Price: £350,000 (No VAT)

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

15 The Stiles, Ormskirk, Lancashire L39 3QG

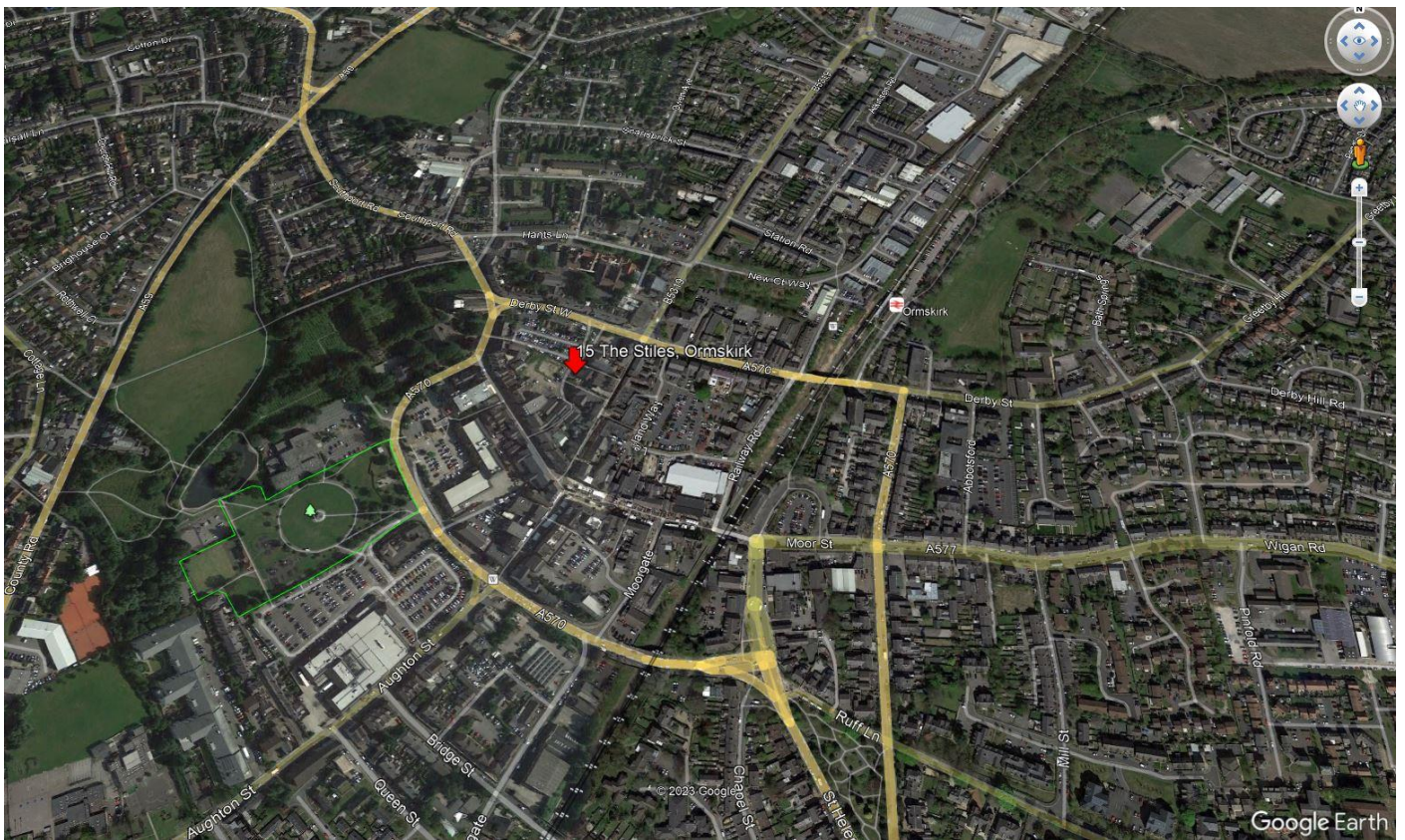
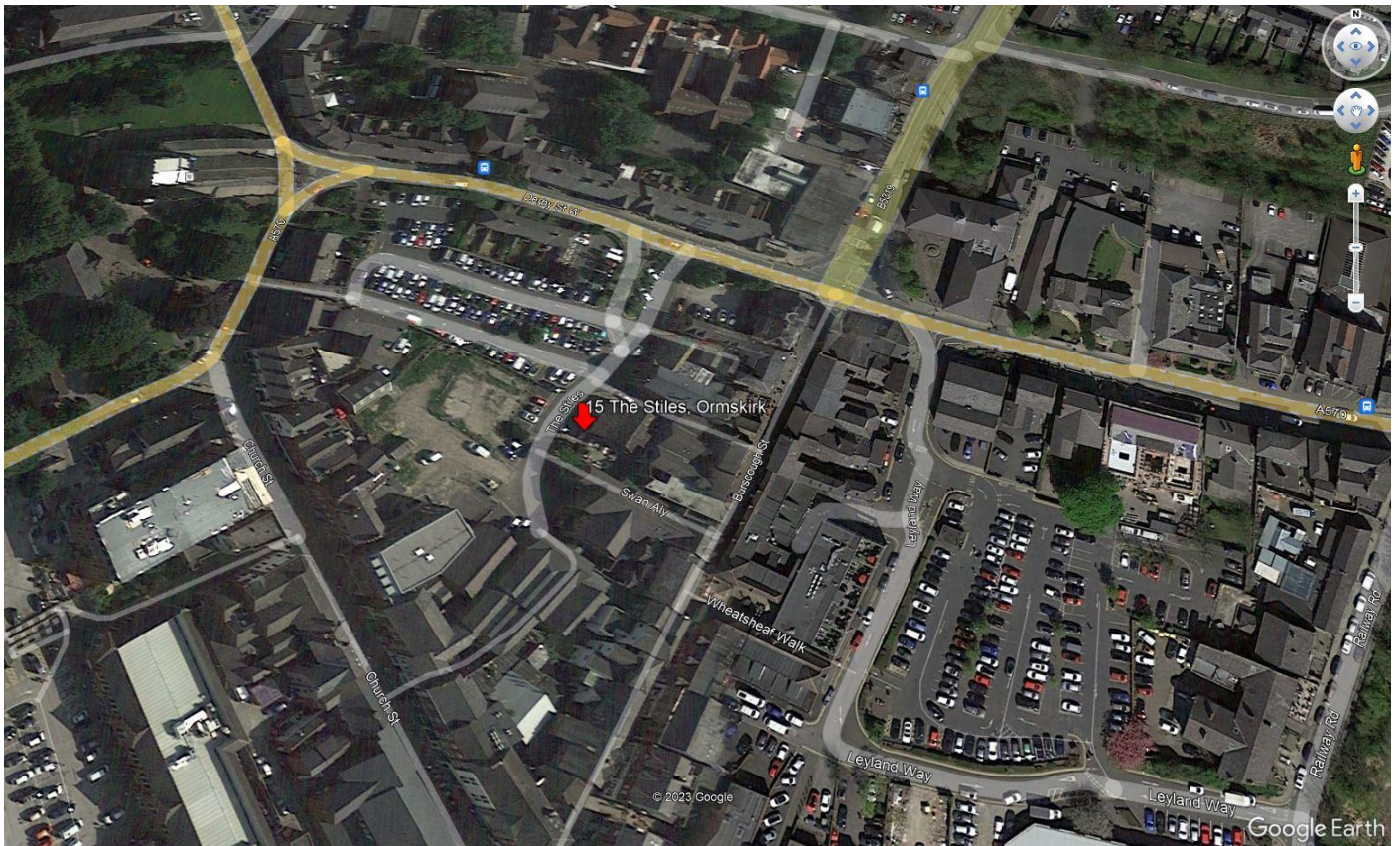


- **Ornate stone detached Grade II Listed licensed bar premises over two floors within Ormskirk Town Centre.**
- **Fully let investment.**
- **Existing tenant unaffected by the sale.**
- **Lease expiry April 2036.**
- **Current rental £15,015 per annum - subject to rent review April 2026.**
- **Approximately 2,300 square feet GIA over ground and first floors.**



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Location: The Styles Bar can be found within Ormskirk Town Centre, adjacent to the Pay and Display Car Park, which is located off Derby Street West, part of the one-way traffic system around the town centre. To the rear of the property connects via Swan Alley or Church Walks, into the pedestrianised retailing and leisure core of Ormskirk Town Centre.



Description: Constructed with course square sandstone over ground and first floors, with stone/slate roof, the property for many years has traded as The Styles Bar. The ground floor provides an open plan bar, with rear perimeter bench seating, back of bar store area and further store, in addition to WC facilities.

Stairs lead to the first floor, which provide a further open plan bar area, with office behind and ladies' and gents' WCs. Externally, the property has an area for outside seating at the front of the property and a rear bin store area.

A copy of the Grade II Listing entry with Historic England is available below. Details of the history of the building, as provided by the vendor who restored the premises in 1985-1991 is provided below.

This building, formerly known as 29a Burscough Street, would have been demolished by the former Ormskirk UDC in the early 1970's if the West Lancashire Civic Trust, a small group of local Architects, had not intervened and initiated its listing by the Department of the Environment.

In 1974 the ownership of the building was transferred to Lancashire County Council and ultimately the West Lancs Civic Trust. All of their plans for the building foundered for one reason or another and they eventually conceded to the approach of the current owners. Indeed one RIBA member of the Trust became the Architect for the development project.

But what was the function of the building? Working backwards, some will remember it as a Youth and Judo Club, some will recall the basket maker, Mr Cobham, who used a now demolished brick lean to section of the property to make baskets and other willow products, his stock of willow held in the property and steamed in a now demolished garage located in the flowerbed area at the front. Some swear that a horse drawn fire engine was garaged in the building and certainly the central area of the ground floor was designed to stable horses. There was certainly a section of the original building which was high enough and wide enough to accommodate a carriage of some kind, with 2 rows of flags to accommodate wheels. Early reports indicate that it was possibly used as part of The Swan Inn which fronted Burscough Street around 1703 but it is thought to be a good deal older than this and built for some purpose quite distinct from that of hostelry.

It is thought to originate from the early seventeenth century, perhaps even earlier. A map of Ormskirk in 1604 (in the House of Commons) shows the building on this site. It is possible that the stone came from Burscough Priory, about a mile away, after the Dissolution of the Monasteries in 1536 and 1539. The nature of its construction and the character of its original windows lead to this broad conclusion. The form of the building tends to confirm the view that it was built for some special purpose, not domestic and probably for religious and/or educational use. It is undoubtedly an important part of Ormskirk's and West Lancashire's heritage, and arguably the oldest intact property in the town, save only the Parish Church.

It's basic plan form is reminiscent of simple church design with a nave or chancel with tall cruciform windows on either side. The wall construction comprises regularly coursed semi-dressed sandstone rubble with fully dressed stone quoins at all main corners. Particularly interesting elements in this walling are the projecting plinths with their dressed bevelled courses and the 3 original stone dressed windows, the two above and a smaller and simpler two-light window. It is these windows, together with their embracing stone masonry, which signify the building's historical and architectural importance and special visual interest.

On the inside of the building immediately below the two-light window referred to above and built into the wall is a piscine, which could possibly have been used by church officers for the washing of communion plate and cup.

"In 1804, fifteen Liverpool Methodist gentlemen leased the building from Joseph Brosten, Liquor Merchant, to be used as a Preaching House but which heretofore had been a stable or a hayloft.

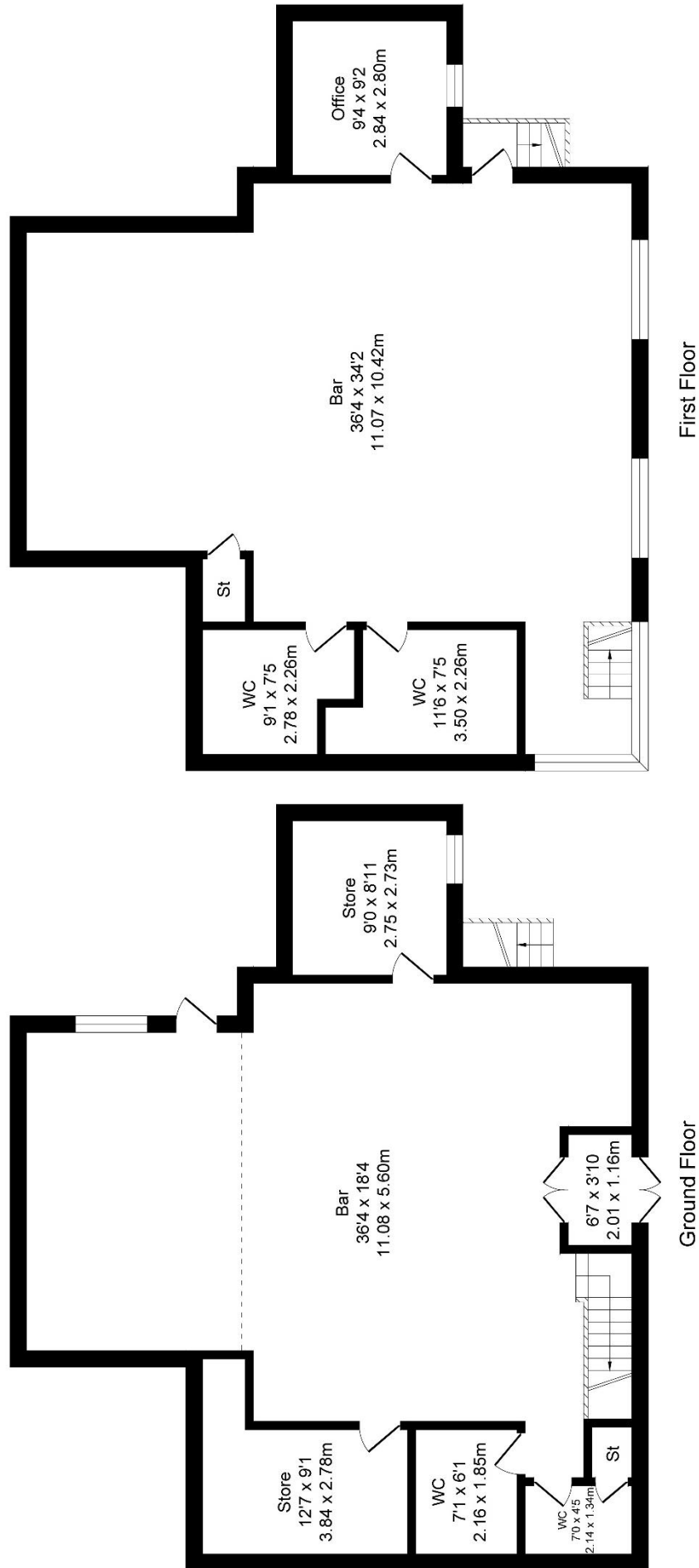
In 1810, a Rev. J Holroyd wrote just before the Methodist Conference 'Our present preaching house is a very uncomfortable place, being up an entry, adjoining a public bakehouse and slaughterhouse. It is occupied as a school on the weekdays and underneath it is a rag warehouse. The floor is much broken which makes it so cold in Winter that many of our people dare not come and in the Summer the livestock from beneath are very troublesome and our good women complain of having to undress on their return to 'catch and kill'...." Extract from Emmanuel – The Story of Methodism in the Ormskirk Area.

One final interesting feature is the Benchmark which was cut and levelled in 1891 and gave a value of 174ft. Above Liverpool Datum.



Accommodation: Floor plan, not to scale and provided for indicative purposes only.

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





Tenure and Tenancies: We understand the property is held freehold and is to be sold subject to and with the benefit of the existing lease, which is for a term of 20 years from April 2016 (expiry 7 April 2036), at a current rental of £15,015 per annum exclusive, plus landlord building insurance (£2,447.85 until September 2024), subject to a rent review on 8 April 2026 (and every fifth year thereafter).

The tenant is responsible for the payment of business rates and utilities and the lease provides that the tenant keeps the property clean and tidy and in good repair and condition. A copy of the occupational lease is available on request.

Guide Price: £350,000 subject to contract.

VAT: We understand VAT will not be applicable to the purchase price.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

Legal: Each party is to be responsible for their own legal costs.

Business Rates: The tenant is responsible for the payment of business rates. From the April 2023 Valuation List, the property has a Rateable Value of £24,000.

EPC: A copy of the EPC is available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 26 February 2024

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