

PUBLIC HOUSE AVAILABLE TO LET

# Hark to Bounty Inn

Town End, Slaidburn, Clitheroe, BB7 3EP



## Key Highlights

- Detached Two Storey Public House
- Ground Floor Customer 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 in the Region of £35,000 per annum

SAVILLS MANCHESTER  
Belvedere, 12 Booth Street Manchester  
M2 4AW

**+44 (0) 161 602 8666**

[savills.co.uk](http://savills.co.uk)

**savills**



## 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 at the nearby 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 Bowland Chocolate) 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:

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

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

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, 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.

## Tenure

The Property is held freehold on title number LAN181563.

The Property is available To Let on a new agreement. Flexible terms are available and it is envisaged that a Guide Rent of £35,000 per annum will apply on free of tie terms. The lease will be drawn on effectively Full Repairing and Insuring terms for a term to be agreed - please enquire for further details.



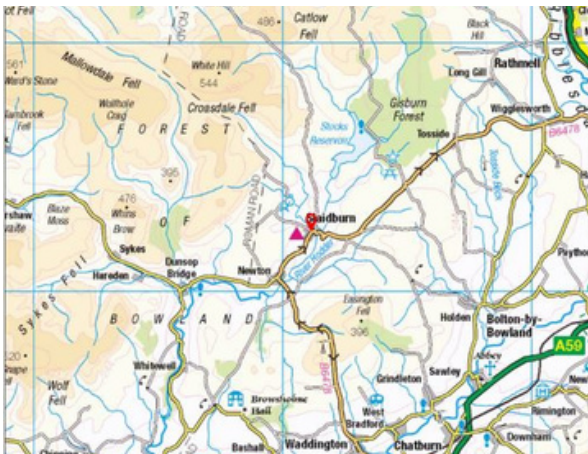
SAVILLS MANCHESTER  
Belvedere, 12 Booth Street Manchester  
M2 4AW

**+44 (0) 161 602 8666**

[savills.co.uk](http://savills.co.uk)

**savills**





## Asking Price

Leasehold offers invited. Our client would consider offers in the region of £35,000 per annum, the term of which is negotiable.

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 open for trading. The current lease is to terminate on 25 October 2024 and possession should be available from that date.

## License

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 unless agreed by separate negotiation.

## 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 prospective tenants. Prospective tenants may need to provide proof of identity and residence. Further details are available upon request.

## Viewing

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

## Contact

**Tom Cunningham**

+44 (0) 7894 341 564

tcunningham@savills.com

**James Faulkner**

+44 (0) 7974 034 352

james.faulkner@savills.com

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 April 2024

**savills**