



# New Holly Hotel Lancaster Road

Forton, Preston, PR3 0BL

£400,000





### LOCATION

Fronting the main A6 trunk road which links the cities of Preston and Lancaster and the town of Garstang. Forton is a village just off the A6 within the Wyre district. The site is positioned 6.5 miles from Lancaster to the north and 14 miles to Preston moving south.

### DESCRIPTION

A two-storey stone faced detached public house and restaurant with six en-suite rooms on a generous site fronting the A6. Internally, the premises comprise a bar servery with predominantly open-plan lounge and dining area, ladies and gents toilets with a large fitted commercial kitchen to the rear. There is also a staff office and walk-in fridge off the kitchen.

The first floor has six double rooms with en-suite facilities that are available for hire and there is a one bedroom manager's flat with bathroom and kitchen facilities in the attic void.

The premises benefit from a gas hot water central heating system with a separate system to the residential accommodation.

### EXTERNALLY

Adjacent to the main building is a substantial tarmac car park for 21 vehicles with two access points. There is also a beer garden to the side with landscaping.

### ACCOMMODATION

The approximate gross internal areas are as follows:

#### Ground Floor

Bar servery, lounge and dining area with toilets 2,010 sq ft  
Commercial kitchen 810 sq ft  
Staff office and walk-in fridge 250 sq ft

#### First Floor

Six double en-suite bedrooms 980 sq ft

#### Second Floor/Attic

Manager's flat comprising: Double bedroom, kitchen, bathroom and living room

### SERVICES

All mains services are available. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

### RATING

The 2023 Rateable Value is £23,250.

### PLANNING

We understand the premises fall within Sui Generis (previously Class A4) of the Use Classes Order of the Town & Country Planning Act as amended in 2020. Prospective purchasers should make their own enquiries of the local planning authority on all planning matters.

### ENERGY PERFORMANCE CERTIFICATE

Energy Rating C (60). The Certificate is available upon request.

### VAT

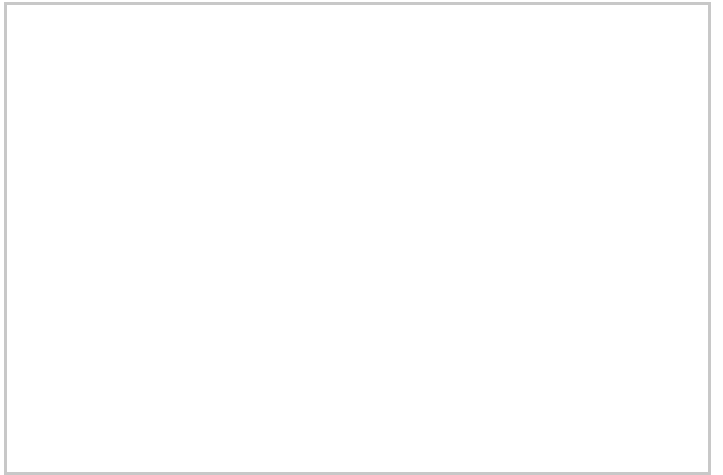
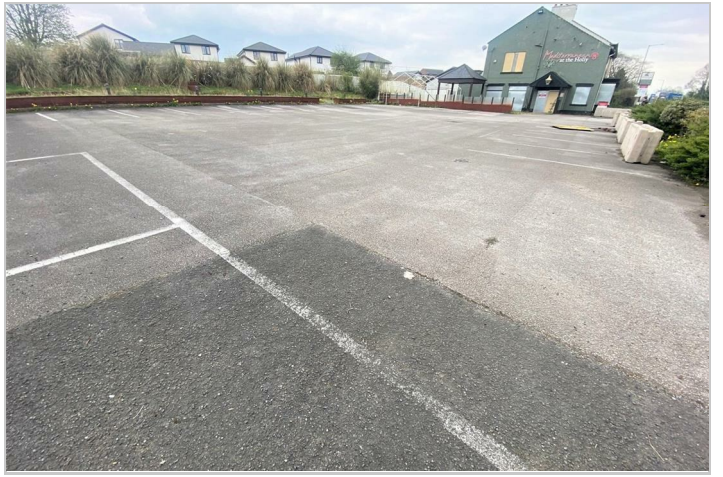
VAT will be applicable to the sale price at the standard rate.

### PROPERTY MISDESCRIPTIONS ACT

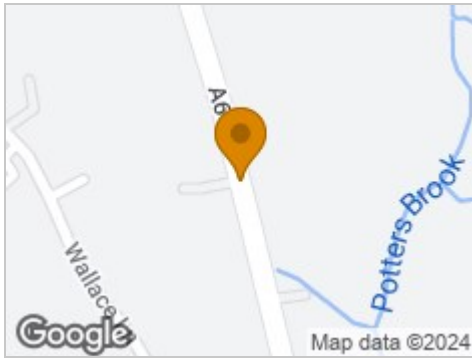
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### IMPORTANT NOTE

Please note that the vendor of this property is related to a member of staff at Holdens Estate Agents.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### **Misdescriptions Act**

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