



Gate Street Bar & Grill

Freehold

£230,000 Plus VAT

Gate Street Bar & Grill, 166 - 168 Livesey Branch Road, Blackburn, Lancashire, BB2 4QR

AT A GLANCE

- Lively Business Inspired by Street Market Food
- On the Beer Run to Blackburn FC
- Large Beer Terrace / Alfresco Dining Area
- Recently Refurbished to a High Standard
- Outdoor Bar & Outdoor Airstream Kitchen
- 3 Bedroom Living Accommodation



Viewing And Further Information

James Boshier

📞 0113 450 8558

📱 07919 058921

✉️ james@everardcole.co.uk





PROPERTY

A 2 storey corner property with painted and rendered elevations beneath a pitched roof. To the rear is a large single flat roof extension and an attractive beer terrace area.

Ground Floor

The entrance leads into a bar area that has recently been refurbished to a high standard. It has an attractive bar servery, timber tables and chairs, and fixed seating around the perimeter. To the left is a dining area with booth seating for 12 people. Leading off to the rear is a traditional games room with pool table. Outside is a large covered terrace / dining area also used for vertical drinking while watching the large screen tv's during match days. Leading off is an attractive beer terrace / alfresco dining area that has plenty of seating, a stocked outside bar, and a stylish outside Airstream catering kitchen. Ancillary rooms comprise:- Ladies, Gents & customer toilets.

First floor

The private living accommodation has 3 bedrooms, lounge and fitted bathroom and a kitchen.

PLANNING

We are advised that the property is not listed, not in a flood zone, nor in a conservation area.

UTILITIES

We are advised the property is connected to all mains services.

MEASUREMENTS

- According to the EPC the Total Floor Area measures 214 Sq m (2,303 Sq ft).
- The total building footprint is 192 Sq M (2,064 Sq ft)
- The overall plot is circa 0.091 Acres.

FIXTURES & FITTINGS

The property is being sold with the benefit of all trade fixtures and fittings. An inventory will be provided as part of the legal process. Any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The Gate is described as "the only food-led pub on the beer run in the Livesey area of Blackburn." In early 2023 our client made the strategic choice to rebrand the pub. They undertook a comprehensive rebranding effort. This involved investing heavily in various aspects, including the theme, decor, introduction of an Airstream outside kitchen and an outside bar to create a unique overall customer experience. By repositioning themselves as The Gate Street Bar & Grill, they aimed to differentiate from competing pubs. The rationale behind the rebranding decision was a strategic move to ensure the long-term success and viability of the business.

As well as offering a wide range of traditional beers, wines, spirits & cocktails, the Grill offers a selection of street food dishes that are perfect for sharing or enjoying as a main course, which can relax & enjoy with friends and family in the outdoor Gate Garden Bar & Grill.

RATES & CHARGES

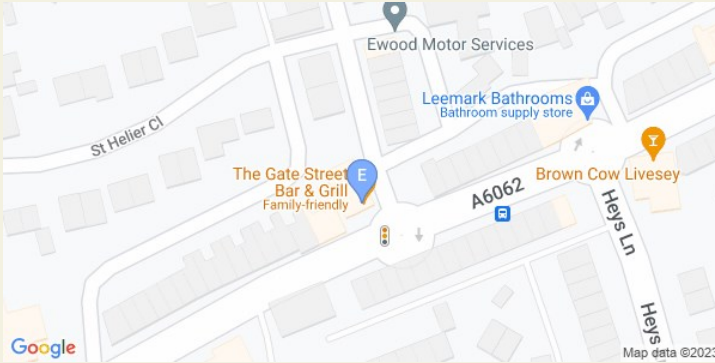
The local authority is Blackburn With Darwen Council, Rateable Value - £5,500.

The domestic accommodation is within Band A for council tax purposes.

TENURE

Freehold

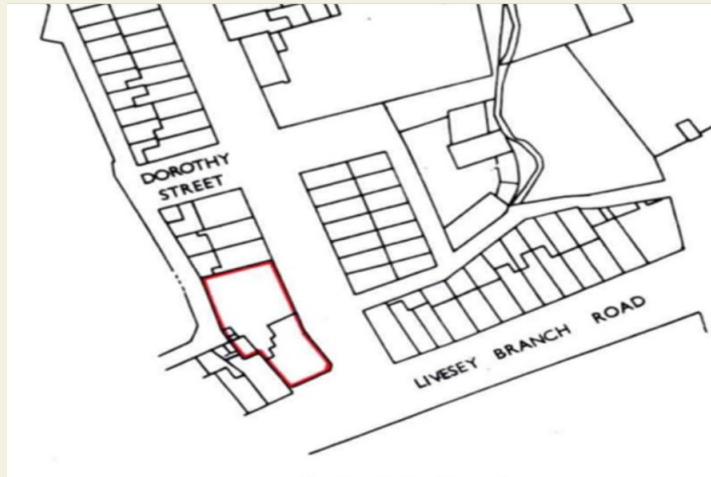




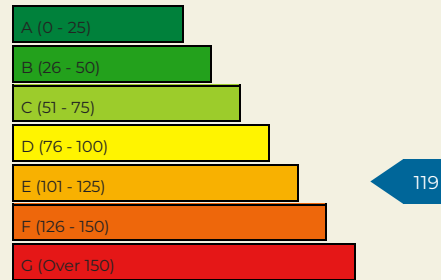
LOCATION

The Gate Street Bar & Grill is situated in a prominent position on the busy A6062 trunk road that runs between Blackburn to the east and Feniscowles to the west. The property is surrounded by houses and local businesses.

The premises are located approximately 500 meters from Ewood Park - Blackburn Rovers Football Ground and the A666, 1 mile north of Junction 4 of the M65, and 1 mile south of Blackburn town centre.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge
01223 370055

Nottingham
0115 8246442

Leeds
0113 4508558

Manchester
0161 8204826

info@everardcole.co.uk
www.everardcole.co.uk



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