



The Plough

Freehold

Offers in the Region of **£435,000 + VAT**

The Plough, 2 Broadfield, Oswaldtwistle, Lancashire, BB5 3RY

AT A GLANCE

- Immaculately presented bar and restaurant
- Turnover to Y/E March 2022 £411,466 net VAT
- Circa 100 dining covers throughout
- Car park for circa 20 vehicles
- Recently refurbished to a high-standard
- Will suit various restaurateurs
- Fully equipped catering kitchen

Viewing And Further Information

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PROPERTY

A 2 storey stone built property beneath a pitched slate roof. To the side is a large car park for circa 20 vehicles and an lawned beer terrace / alfresco dining area.

Ground Floor

The main entrance opens into a well-presented Lounge Bar area, that has a bar servery and a raised dining area for circa 30 covers. Ancillary rooms comprise:- Fully-equipped stainless steel catering kitchen with Rational cooker, prep area and wash-up area. Ladies and Gents customer toilets.

First Floor

Access is either via a feature staircase from the Lounge Bar, or by the main entrance from the car park. There is a cocktail bar servery, 4 large booth seating areas, fixed seating with timber tables and chairs, and a Private Dining Area capable of hosting circa 22 guests. There are circa 70 dining covers in total on this level.

Externally

There is a lawned beer terrace / alfresco dining area with 5 large timber picnic tables. A large car park for circa 20 vehicles.

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 394 Sq M (4,240 Sq ft)
- The total building footprint is 251 Sq M (2,706 Sq ft)
- The overall plot is circa 0.275 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

Our client chooses to open 4 days a week - Thursday to Sunday.

Extracts from the Profit and Loss account for Y/E March 2022 show a net turnover of £411,466 with current turnover in the region of £9,000 pw.

RATES & CHARGES

The local authority is Blackburn With Darwen Council, Rateable Value - £20,000.

TENURE

Freehold



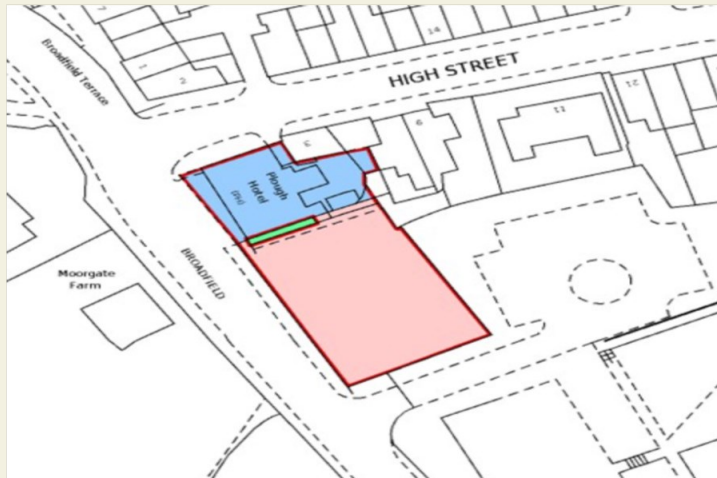


LOCATION

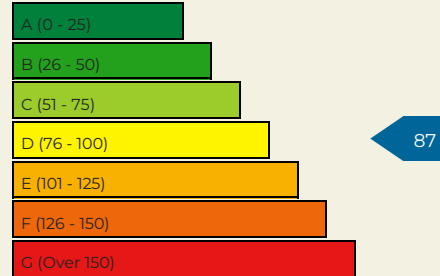
The Plough is located in a prominent position on the corner of Broadfield, Fleilding Lane and High Street. It is off the B6231, midway between Oswaldtwistle and Haslingden.

Oswaldtwistle attracts visitors from all over the north-west. It has a number of independent businesses and shops in the town, Oswaldtwistle Mills an award-winning shopping village, and Oswaldtwistle Civic Theatre a 473 seater entertainment venue.

The property is situated approximately 1/2 mile south-east of Oswaldtwistle town centre, 4 miles west of Blackburn and 5 miles east of Burnley.



EPC



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

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