



## The Grapes

Ref: 5652041

67 Town Road, Croston, Leyland, PR26 9RA

Freehold: Offers around: £500,000

Leasehold: £15,000, Annual Rent: £36,000

Vacant freehold inn/free of tie lease

Affluent & highly regarded location

Lounge bar, restaurant, snug & games room: 90

1st floor function room & 3 bed accommodation

Parking: 30 & beer gardens c. 0.4 acres

New free of tie lease with freehold purchase option. Energy Rating E



A double fronted Grade II Listed end of terrace of colour rendered elevations beneath a predominantly pitched tiled roof line, with single storey trade and ancillary extensions, private parking and beer gardens.

Gross internal area: c. 4000sqft with the overall site being 0.4 acres or thereabouts.



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### Location

The Grapes is prominently located upon the A581 opposite the historic St. Michael & All Angels Church within the affluent Lancashire village of Croston, which itself is situated upon the River Yarrow.

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### Other Floors

First floor: turning flight staircase to half landing, manager's office, function/meeting room (30), lounge, private kitchen, 3 good sized bedrooms and bathroom.

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### Ancillary Areas

Former trade kitchen, ladies & gents wc's, cellar and dry goods store.

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### Business Rates

The Rateable Value is £28,750 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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### Internal Details

Entrance porch to lounge bar (20), with wooden corner mounted bar servery  
Snug (12), with windows to the front elevation  
Games room (10), with feature fireplace and windows to the front elevation  
Restaurant area (48), with windows to side overlooking beer garden

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### External Details

Externally, the property benefits from an outside seating area adjacent to the public house, and car parking for some 30 vehicles. Overall site area 0.4 acres or thereabouts.

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### The Opportunity

The business has previously traded as a popular local's and destination inn and is now being offered freehold with vacant possession at an asking price of £500,000, alternatively there is the option of a new free of tie lease at an initial rental from £36,000 per annum, terms to be agreed.

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### Regulatory

Premises licence.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Keith Stringer

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Manchester



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