

PROPERTY PARTICULARS MISCELLANEOUS

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



CROSS GAITS INN BEVERLEY ROAD BLACKO BB9 6RF

- Development potential
- Total site area 0.92 hectares (2.28 acres)
- Grade II listed building
- Area of land suitable for development (subject to planning consent)

LOCATION

Situated in Blacko on Beverley Road, at its junction with Barnoldswick Road.

The property lies approximately 1.5 miles to the north of the popular village of Barrowford.

DESCRIPTION

Former public house of traditional stone construction beneath a pitched slate roof, together with rear extension.

Internally, the ground floor currently provides a former bar area with public lounge areas, together with rear kitchen and ladies and gents w/c's.

The first floor provides four further rooms, together with bathroom.

ACCOMMODATION

Ground Floor

152.25 sq mt / 1,639 sq ft

First Floor

92.40 sq mt / 995 sq ft

Total gross internal floor area

244.65 sq mt / 2,634 sq ft

EXTERNALLY

To the side of the pub building, is a carpark.

Adjacent to the carpark is a further area of land, which is currently undeveloped.

The total site area is 0.92 hectares (2.28 acres).

The area of undeveloped land is 0.65 hectares (1.61 acres).

RATING

The property currently has a current rateable value of £5,000.00 we are verbally informed by the local authority. The property may have to be re-assessed depending upon the future use.

SERVICES

Mains water and electric are available.

It is the purchaser's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority. Further enquiries should be directed to the planning department at Pendle Borough Council – 01282 661661.

The property is a Grade II listed building.

PRICE

£595,000

VAT

If applicable, VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned.

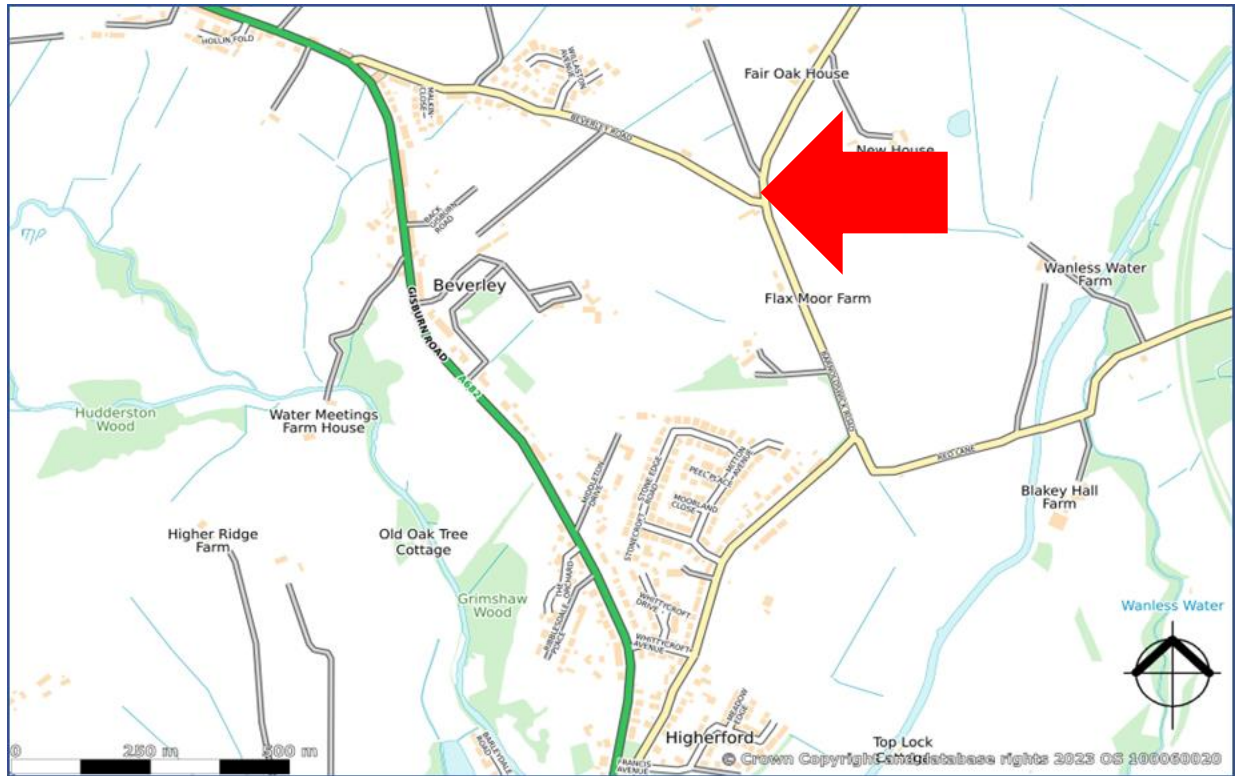
LEGAL COSTS

Each party are responsible for their own costs incurred.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT
OUR REF MJC LMH 2302.**

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