



## Blackburn Road, Accrington, BB5 1LE

### Offers Over £200,000

SPACIOUS PUB FOR SALE - SOLD WITH SITTING TENANT ACHIEVING A 9.3% YEILD

Situated on Blackburn Road in Accrington, this spacious commercial property presents a unique opportunity for those seeking to enter the hospitality industry. Currently a vibrant pub, this establishment is now in search of a new landlord to support a thriving business.

The property boasts a generous layout, providing ample space for patrons to enjoy a lively atmosphere. With its prime location, the pub is well-positioned to attract both locals and visitors alike, ensuring a steady flow of clientele.

Above the pub, you will find a comfortable flat, offering the convenience of on-site living. This feature not only enhances the appeal of the property but also allows for easy management of the business.

In summary, this property on Blackburn Road is an exceptional opportunity for anyone looking to invest in a thriving business in Accrington. With the added benefit of a flat above, it combines both commercial potential and residential convenience, making it a truly attractive proposition. Do not miss the chance to explore what this property has to offer.

Do not miss this chance to take on a promising venture. Contact our Accrington branch for more information or to arrange a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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## Offers Over £200,000



- Commercial Property With Flat Above
- Three Downstairs Rooms
- On Street Parking
- CEPC Rating: C
- Public House
- Spacious Reception Room - Flat
- Freehold
- Sold With Tenant - 8 Year Lease
- Two Bedrooms - Flat
- Council Tax Rating - Flat: TBC

### Ground Floor

#### Porch

Hardwood entrance door and door to public bar.

#### Public Bar

40'5 x 20'2 (12.32m x 6.15m)

Two hardwood single glazed windows, central heating radiator and doors to two further rooms.

#### Room One

20'10 x 14'8 (6.35m x 4.47m)

Hardwood single glazed frosted window, central heating radiator and stairs to first floor.

#### Room Two

11'9 x 9'4 (3.58m x 2.84m)

Hardwood single glazed window and dado rail.

#### WC

7'2 x 6'11 (2.18m x 2.11m)

Hardwood single glazed window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and part tiled elevation.

### Lower Ground Floor

#### Cellar

14'11 x 11'10 (4.55m x 3.61m)

### First Floor

#### Female Customer Toilets

#### Male Customer Toilets

#### Hall

16'7 x 2'10 (5.05m x 0.86m)

Door to inner hall, bedroom two and bathroom.

#### Bedroom One

12'11 x 12'11 (3.94m x 3.94m)

Hardwood single glazed window and central heating radiator.

#### Bedroom Two

11'4 x 9' (3.45m x 2.74m)

Vinyl floor.

#### Bathroom

11'3 x 6'7 (3.43m x 2.01m)

Hardwood single glazed frosted window, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over and part tiled elevation.

#### Inner Hall

7'9 x 6'3 (2.36m x 1.91m)

Doors to reception room and kitchen.

### Kitchen

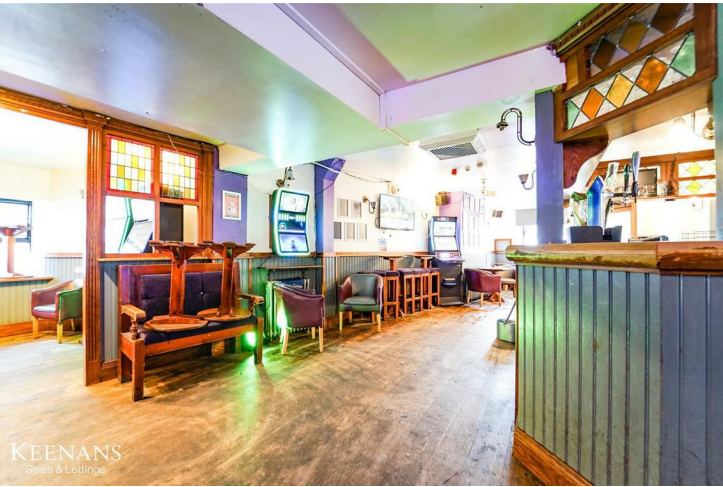
12' x 7'8 (3.66m x 2.34m)

Hardwood single glazed window, wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer and vinyl flooring.

### Reception Room

18'4 x 10'4 (5.59m x 3.15m)

Two hardwood single glazed windows and central heating radiator.



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