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**Red Door Café, Church Brow, Halton, Lancaster, LA2 6LS
Offers In The Region Of £539,000**



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Location

Halton is a very popular village to the east of Lancaster and extremely well placed for access to the M6 motorway. The village is expanding with new residential developments ongoing.

The subject premises are situated on the way into the village on the left hand side on Church Brow.

Description

Substantial and deceptively spacious character premises, listed grade 2, having been refurbished by the present owners to provide a ground floor cafe with extensive private living accommodation above. Externally an adjoining barn, enclosed courtyard garden and large car park.

The premises afford further potential subject to any necessary planning permission for change of use, if required.

Accommodation

Ground Floor

Entrance Vestibule

Main Dining Room

27'5" x 14'10" (8.375 x 4.543)

Overall measurement including vestibule and feature brick chimney breast with inset 5kw Charwood woodburner, decorative ceiling, further back to back OER 8kw multifuel stove with the second dining room.

Second Dining Room

18'7" x 10'10" (5.682 x 3.303)

Back to back OER 8kw multifuel stove, feature tall radiators, part exposed stonework.

Kitchen Bar

13'1" x 11'5" (3.989 x 3.486)

Large 4 oven AGA range cooker electric powered, exposed stonework, inset ceiling lighting, sink unit, range of drawers and shelving.

Two Toilets

With wash basins, w.c.'s, tiled flooring, radiator.

Dry Store

12'6" x 10'3" (3.834 x 3.125)

Pot Wash

9'8" x 5'11" (2.962 x 1.808)

Barrel shaped ceiling, double drainer stainless steel sink unit.

Kitchen

14'1" x 6'3" (4.293 x 1.916)

Double drainer stainless steel sink unit, stainless steel workbenches, radiator.

Cellar

22'11" x 8'0" (6.999 x 2.463)

Useful storage, head height.

Rear Hallway

Radiator.

First Floor

Landing

Airing/linen cupboard, pressurised hot water cylinder.

Living Room

18'5" x 11'1" (5.618 x 3.388)

Inset 5kw Woodford stove, exposed beams, radiators.

Dining Kitchen

31'7" overall measurement long (9.627 overall measurement long)

Split as to:

Kitchen Area

11'9" x 9'9" (3.596 x 2.990)

Hand-made kitchen units with belfast sink, good range of fitted units, onyx worktops, integrated Bosch dishwasher and fridge, Samsung fan oven and induction hob, kickerboard heaters, skylight, exposed truss and timbers, LVT flooring.

Dining Area

17'11" x 9'3" (5.476 x 2.837)

Exposed stone wall, built in store cupboard, french door leading to the rear patio area, exposed beam, skylights, LVT flooring, radiators (all skylights in the dining kitchen are Conservation roof lights).

Utility Room/Shower Room

Step in corner shower cubicle, plumbing for washer, space for drier.

Cloakroom/w.c.

Wash basin, toilet, radiator.

Bedroom

13'6" x 13'5" (4.135 x 4.091)

Bedroom fireplace focal point, exposed beams, radiator.

Bedroom

13'6" x 10'3" (4.116 x 3.137)

Currently used as a storeroom, exposed beams, painted flooring, radiators.

Second Floor

Landing

Exposed trusses, curved wall.

Bedroom

17'1" x 11'6" (5.223 x 3.508)

Exposed trusses, painted flooring, radiators.

Bedroom

10'8" x 9'2" (3.271 x 2.815)

Painted flooring, radiator.

Bedroom

9'2" x 7'6" (2.808 x 2.294)

Plus recess, painted flooring, radiator.

Bathroom/w.c.

18'0" x 9'11" (5.494 x 3.035)

Particularly spacious bathroom which could be split to create en suite, stand alone bath with ball and claw feet and shower mixer tap, Mira electric shower cubicle, wash basin, toilet, painted flooring, towel radiator, led inset ceiling lighting, radiator.

Exterior

Enclosed Courtyard Garden

With access from the rear hallway providing space for further dining, weather permitting, adjoining Cote Beck which offers a lovely feature and therapeutic backcloth.

Steps up to private raised patio area accessed from the private first floor dining kitchen.

Attached Barn

24'11" x 14'11" (7.62m x 4.57m)

Plus first floor mezzanine area, feature barn building offering extra scope if required but currently offering excellent storage.

First floor Okofen Biomass heating boiler.

Car Parking

Substantial off road car park for up to 12 cars.

Services

Okofen Biomass heating and part double glazing.

Planning

A Listed Grade 2 building, formerly The White Lion Hotel, built according to records in the 18th century.

Listed building consent will be required for any alterations to the fabric of the structure and any change of use.

Currently trading as a fully licensed Cafe on the ground floor with private living accommodation on the two floors above.

Rateable Value

Current rateable value of the ground floor Cafe and Gallery is £4,300. This affords small business rate relief so no rates due and payable.

The living accommodation is classed for council tax purposes at band A.

Cafe Business

Existing Cafe business run successfully 4 days out of 7, scope to expand the business further, accounts available for discussion.

Alcohol premises licence in place 7 days, 10:00am - 11:00pm. Local authority food hygiene rating 5* Facebook 5* Google 4.7/5

Reason for sale is purely retirement.

EPC

We are advised band 'A'.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk





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



Approximate total area⁽¹⁾
 3277.8 ft²
 304.52 m²

Reduced headroom
 70.36 ft²
 6.54 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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