

By Direction of A & J Burns & D & C Burns

## Investment Opportunity Freehold Public House with Benefit of On-Going Business Lease



### Horse & Farrier Inn, 83 Main Street High Bentham, Nr Lancaster, LA2 7HR

**Price: Offers Invited Over £250,000**

**Viewing: By prior appointment through Richard Turner & Son Bentham Office.**

Comprising an Historic (*Grade 11 Listed*) stone built Public House (*1666 date stone*) with covers for 50 + and 5 bedrooomed accommodation situated in a prominent main street location in the popular rural market town of High Bentham enjoying a good local trade which is also significantly boosted seasonally by a thriving tourism industry particularly from nearby Holiday Home Parks.

To the rear of the pub there is a tarmac yard / seating area, a good sized tarmac car park, beer garden area and a detached garage / storeroom.

**Ongoing Lease:-** 10 years Tenant repairing and insuring lease commenced January 2016 (*subject to either party six months notice "Break Clause" to expire November 2020.*)

**Services:** Mains water, electric, gas and drainage connected.  
Gas Fired Central Heating.

**Council Tax Band:** (B) verbal enquiry only.

**Business Rates:** Rateable Value £4,400 April 18/March 19 (verbal enquiry only).  
Rates Payable £2,112.  
**Please Note: This property may qualify for small business rates relief and accordingly, due to the present rateable value being under £12,000, we are led to understand from Craven District Council that if an application is successful then the property may be deemed rates exempt.**

**Tenure:** Freehold subject to prevailing unexpired Business Tenancy.

**Business Tenancy:** Copy Tenancy agreement and rental figures will be made available upon request to bonafide interested parties only who will need to prior register full identification details with agents.

**Special Conditions of Sale:**

1. The Car Park is subject to various neighbouring property owners rights of way.
2. The Horse & Farrier is sold with the benefit of shared vehicular Rights of Way over the roadway to the west of the property subject to usual shared maintenance agreement.

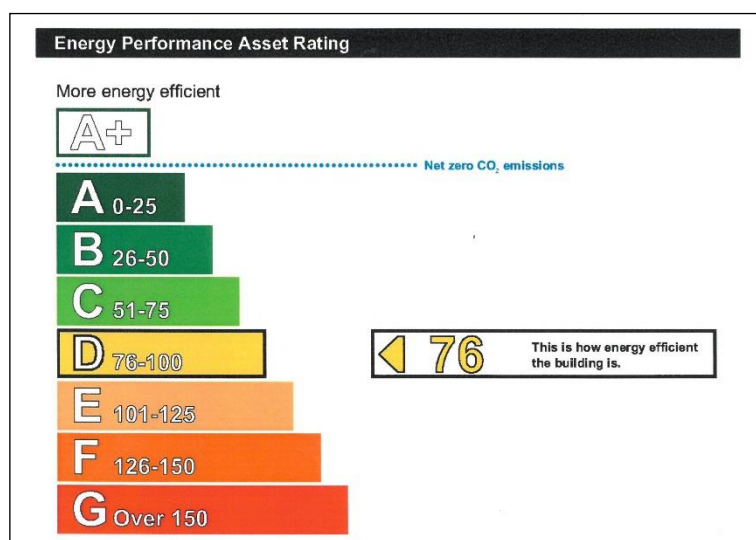
**Solicitors:** Oglethorpe Sturton Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

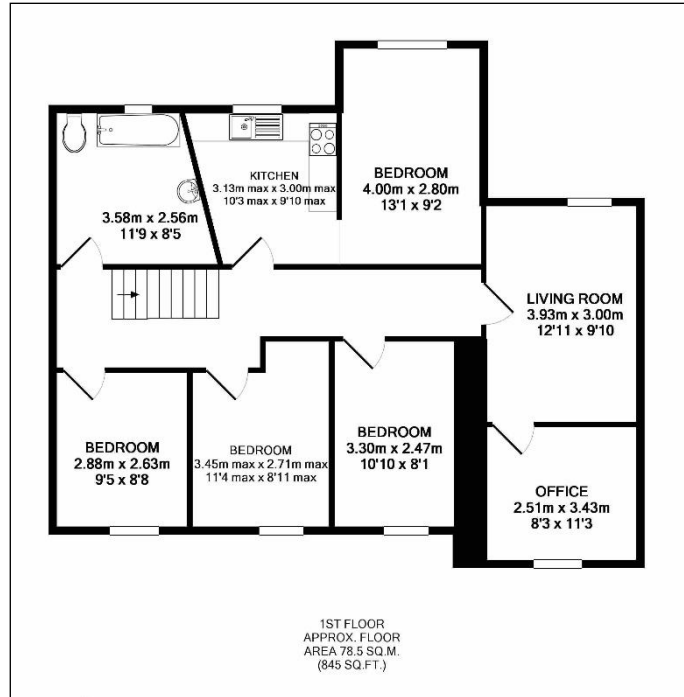
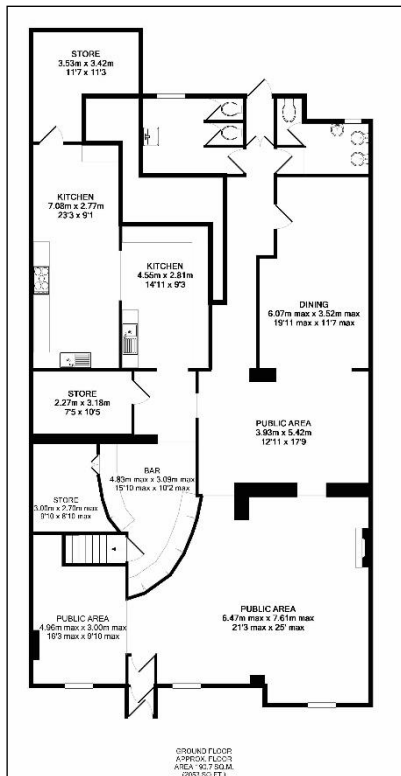
**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**

### Commercial Energy Performance Certificate

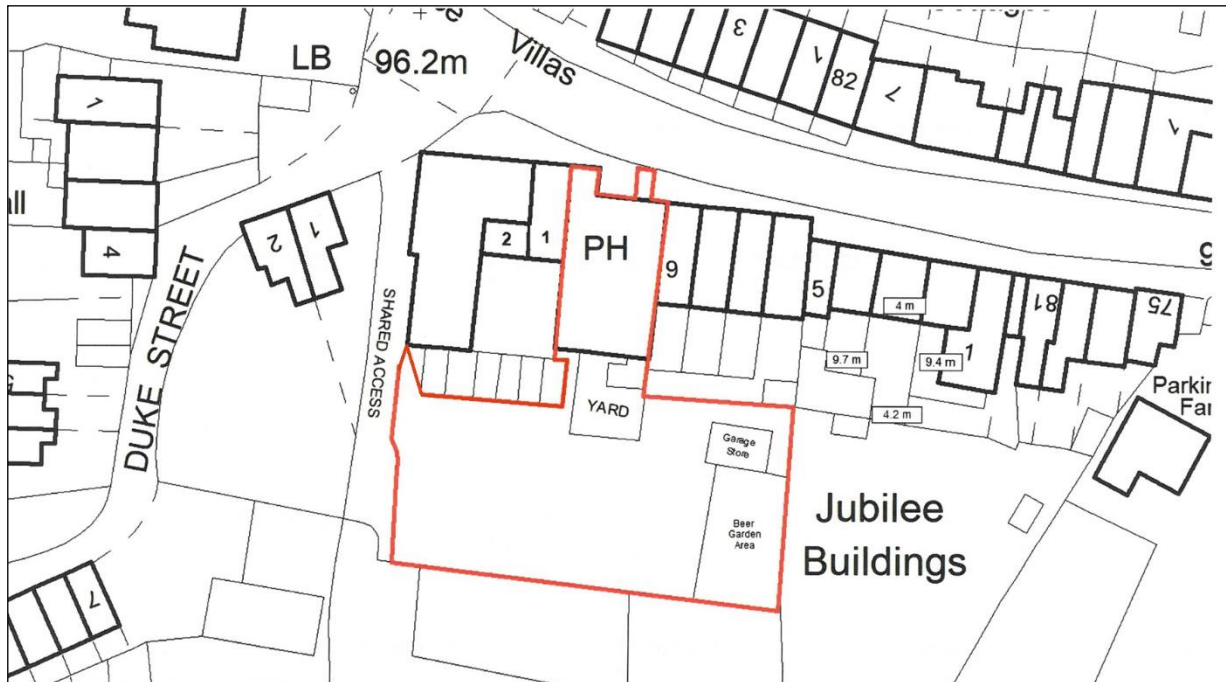




## Floor Plans



## Boundary Plan



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