



## For Sale - Large Public House on a site of 0.34 Acres suitable for a variety of uses

**Gregson Lane, Hoghton, Preston, Lancashire, PR5 0ED**

**4,647 ft<sup>2</sup> (431.71 m<sup>2</sup>)**

- Large detached building
- Suitable for a variety of uses
- 2 large car parks
- Popular location

## Description

The subject property is a detached three story public house, it has a large open plan bar area, a kitchen, male and female W.Cs and a basement for storage, along with a barrel drop.

The first floor provides living accommodation with a number of large rooms, along with a kitchen and bathroom. The 2nd floor is in need of refurbishment and provides a number of large sized rooms.

The property also has the benefit of two car parks and a small beer garden. The property is suitable for redevelopment, either conversion to residential uses or commercial use, given the size of the property and the car parking arrangements.

## Location

The Black Horse, is located on the corner of Gregson Lane, Hoghton (near Brindle), benefits from strong road connectivity. It sits about 1.5 miles from the A675 at Riley Green, linking quickly to M65 Junction 3 for regional routes towards Preston, Blackburn and Burnley, and onward connections to the M6 and M61. Local roads provide straightforward access to Chorley and Leyland. Travel times by car are typically under 20 minutes to central Preston and Blackburn and Chorley.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas:

Ground Floor	1,859 sq ft
1st Floor	1,388 sq ft
2nd Floor	1,399 sq ft
<b>Total</b>	<b>4,647 sq ft</b>

## Tenure

We understand the property is held freehold.

## Price

£400,000 + vat

## Planning Use

Sui Generis - Public House

The property is suitable for a variety of uses subject to the necessary planning consents.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £10,800

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

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