

Phone: 01282 428486
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Website: www.whiteacres-property.co.uk



FOR SALE

- Stone-built restaurant/public house requiring full refurbishment
- Grade II listed building extending to approximately 4,236 sq ft (394 sq m)
 - Large car park and small garden area to the rear
- Various rooms on upper floors providing potential living accommodation
 - Sought after village location on the edge of the Forest of Bowland

PUB/RESTAURANT



The Duke of York
Brow Top
Grindleton
BB7 4QR

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LOCATION

The Duke of York is located on Brow Top in the centre of the Ribble Valley village of Grindleton.

Grindleton is a village positioned between West Bradford and Sawley in the heart of the Ribble Valley yet within a short drive of the A59 bypass.

The property is located on the edge of the Forest of Bowland and the town of Clitheroe is within a 5 minute drive of the premises.

DESCRIPTION

A substantial stone built grade II listed former public house and restaurant in a picturesque Ribble Valley village location.

The property has its accommodation arranged over four floors with a cellar, pub/restaurant and kitchen on the ground floor, former living accommodation on the first floor and a second floor attic. Please see attached floorplans overleaf for further details of the internal layout.

Externally there is a large car park to the left hand side of the building and a small garden to the rear of the property.

ACCOMMODATION

Whiteacres have measured the property on a gross internal basis and have attached a full breakdown of the accommodation on the table below.

PURCHASE PRICE

Offers over £325,000.

VAT

We have been verbally informed that the purchase price is not subject to VAT.

TENURE

The property will be sold leasehold on a new 250 year lease with a ground rent payable of £250 per annum.

BUSINESS RATES

We have been verbally informed that the rateable value for this property is £43,700 and based on the 2018/19 multiplier of 0.493 the annual payable amount is £21,544.10.

A prospective tenant must verify this information and should contact Ribble Valley Borough Council on 01200 425111 to confirm the exact payable amount.

SERVICES

We understand the property has the benefit of all mains services.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

A planning application (3/2019/0050) was submitted on the 15th of January 2019 to convert the property into a residential dwelling the application was declined and the property is now being offered for sale as a restaurant/public house.

ENERGY PERFORMANCE CERTIFICATE

A copy of the current EPC has been attached below for your information.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information or to arrange a viewing please

Contact:

Whiteacres

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT

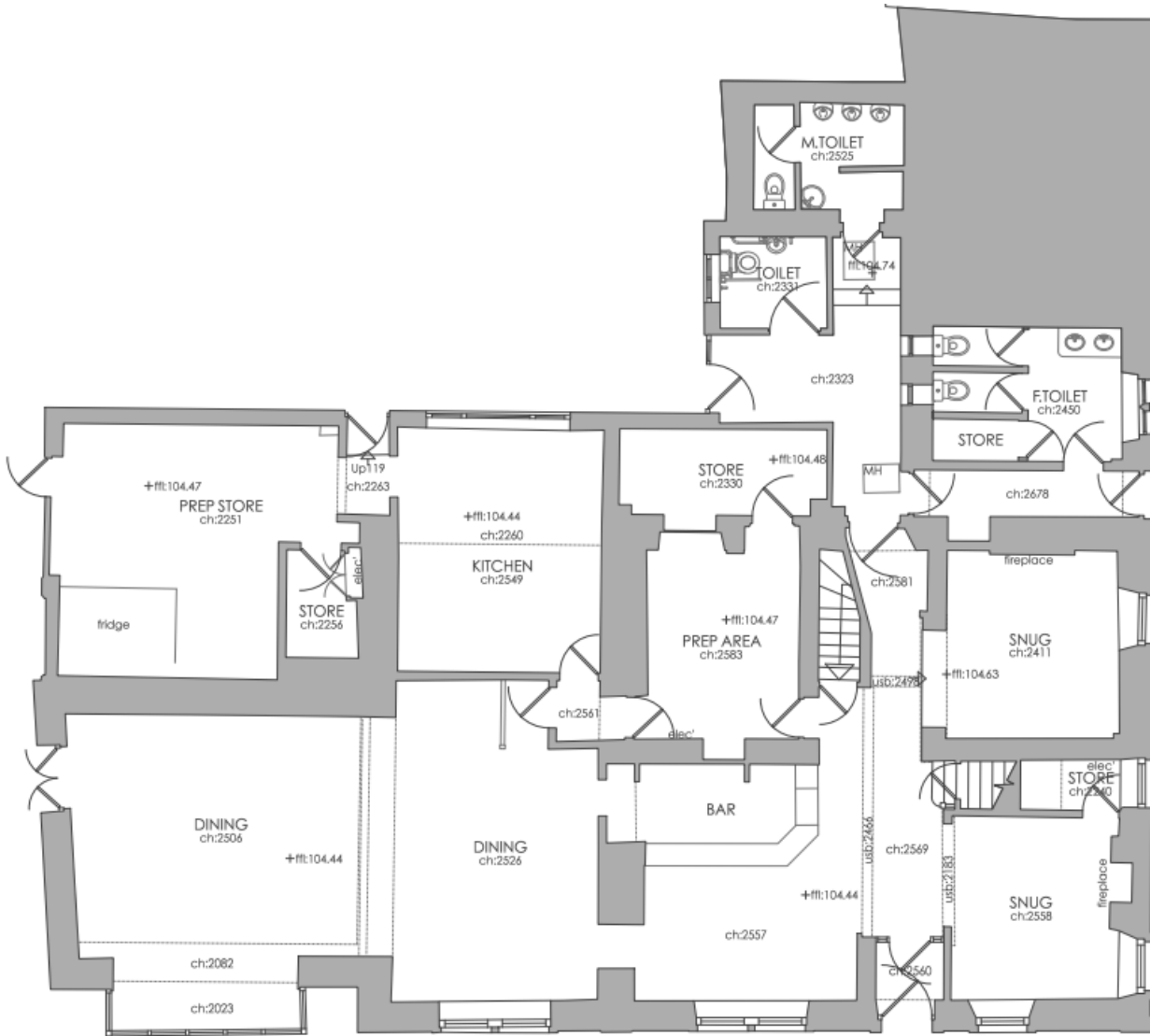
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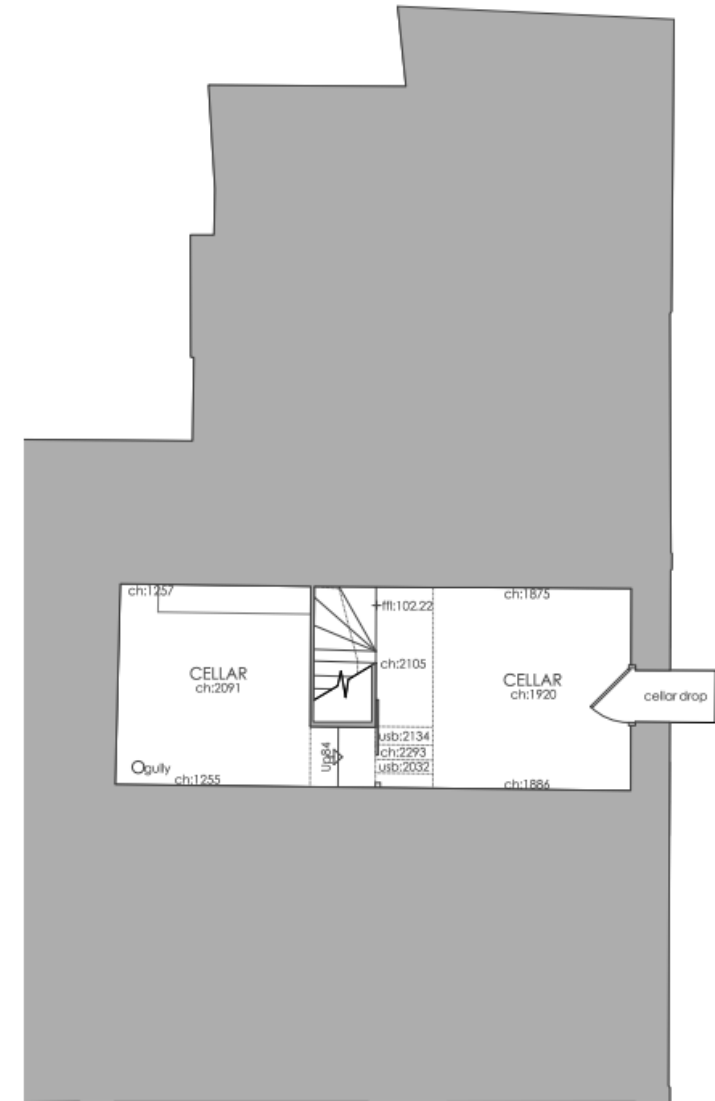
ACCOMMODATION			
DESCRIPTION	DIMENSIONS	SQ FT	SQ M
LOWER GROUND FLOOR			
Cellar 1	3.5m x 3.3m	127.0	11.8
Cellar 2	4.4m x 3.5m	163.6	15.2
GROUND FLOOR			
Snug one	3.6m x 3.3m	124.9	11.6
Snug two	3.4m x 3.2m	117.3	10.9
Bar area	4.5m x 4.2m	202.4	18.8
Dining room one	6.0m x 3.9m	250.8	23.3
Dining room two	6.2m x 4.6m	356.3	33.1
Prep store	6.5m x 4.8m	339.1	31.5
Kitchen	4.6m x 3.8m	190.5	17.7
Prep area	3.5m x 2.9m	108.8	10.1
Store	4.0m x 1.6m	68.9	6.4
Male toilets	6.1m x 3.5m	228.2	21.2
Female toilets	4m x 3.6m	156.1	14.5
FIRST FLOOR			
Bedroom 1	3.9m x 3.1m	130.2	12.1
Bedroom 2	5.4m x 3.9m	225.0	20.9
Bedroom 3	3.3m x 2.6m	92.6	8.6
Bedroom 4	3.5m x 3.0m	110.9	10.3
Lounge	4.5m x 4.5m	215.3	20.0
Kitchen	3.2m x 2.6m	87.2	8.1
Bathroom	2.6m x 2.1m	58.1	5.4
Store	2.5m x 1.6m	44.1	4.1
SECOND FLOOR			
Attic	9.1m x 8.5m	838.5	77.9
GROSS INTERNAL FLOOR AREA		4,235.8	393.5

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

GROUND FLOOR



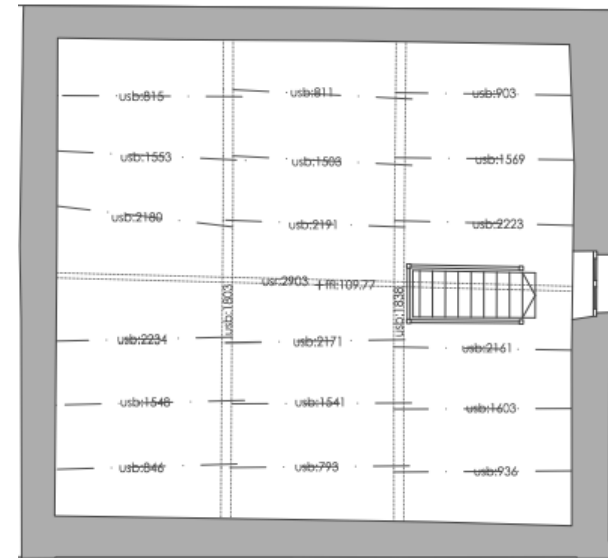
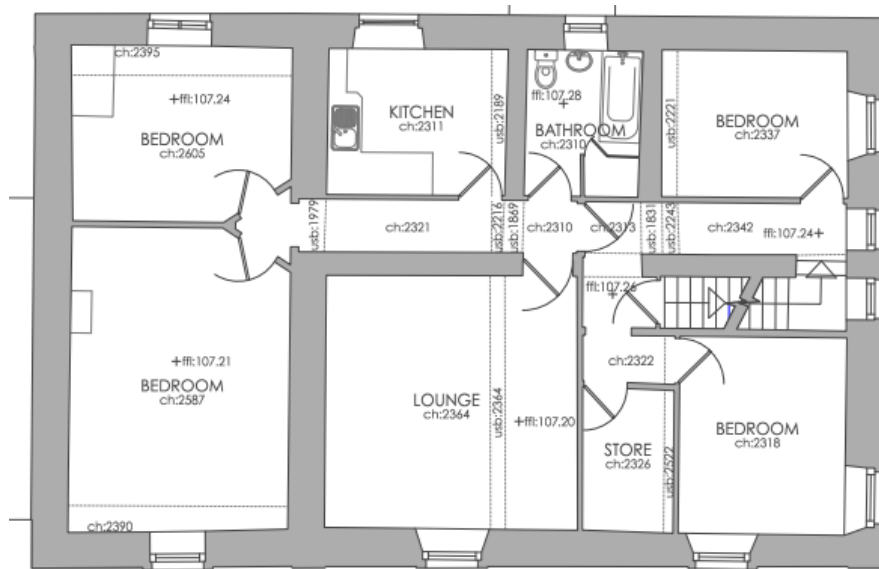
LOWER GROUND FLOOR



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE PURCHASERS. PURCHASERS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

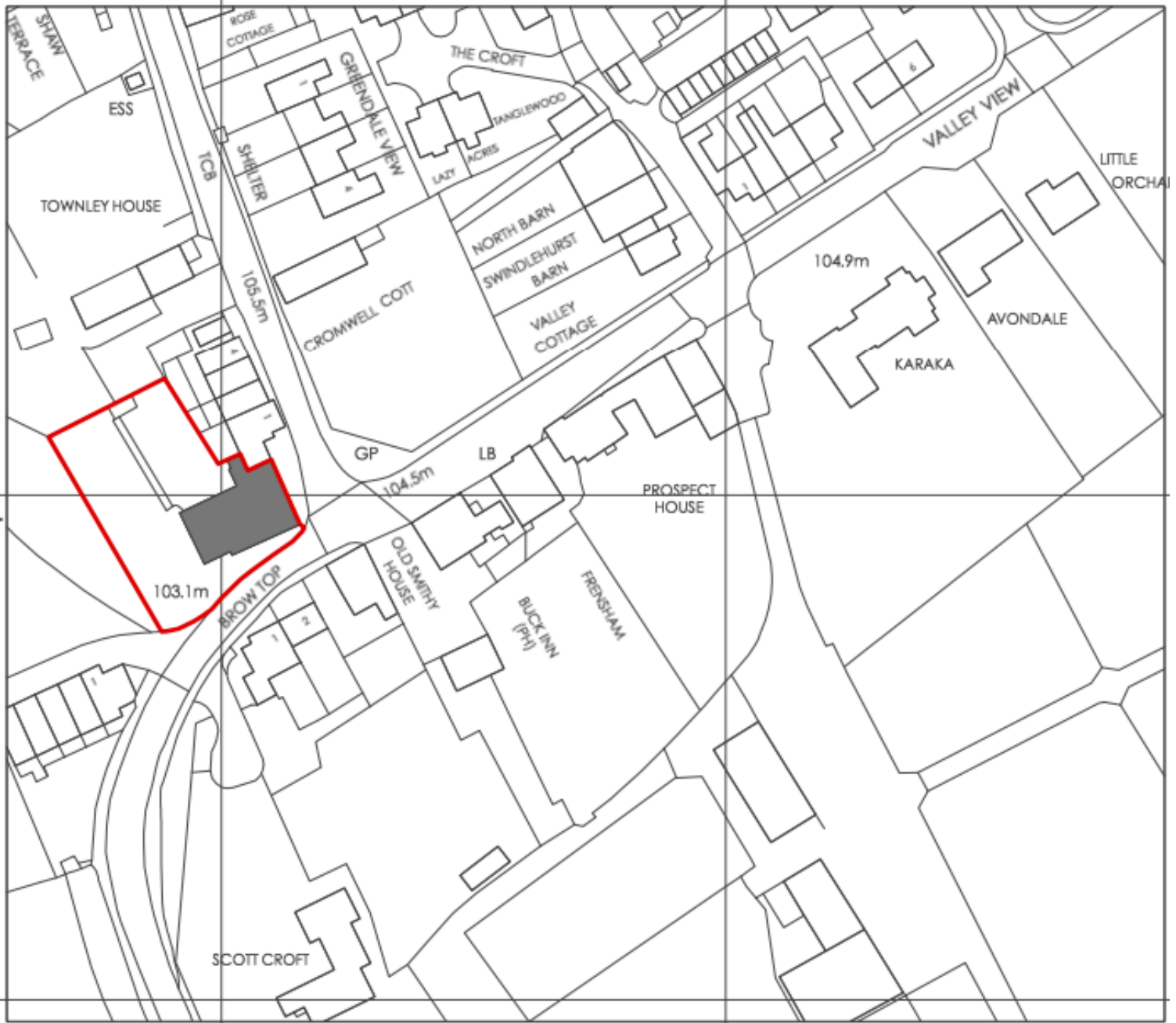
FIRST FLOOR

SECOND FLOOR



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE PURCHASERS. PURCHASERS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

TITLE PLAN



THE TITLE PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE PURCHASERS. PURCHASERS MUST CONFIRM THE OWNERSHIP BOUNDARIES PRIOR TO MAKING ANY FORMAL COMMITMENT.

BUSINESS RATES

Duke Of York Hotel, Brow Top, Grindleton, Clitheroe, Lancs, BB7 4QR

Current valuation

Other valuations

Description Public house and premises

Special category code 226G

Local authority reference 0290900022000

Effective date 1 April 2017

Transitional Relief certificate No [?](#) issued

The rateable value is rounded down to

£43,700

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

This valuation is not available to the public. Only the owner or occupier may view the valuation details for this property.

EPC

Energy Performance Certificate

Non-Domestic Building



The Duke of York Inn
Brow Top
Grindleton
CLITHEROE
BB7 4QR

Certificate Reference Number:
0140-0336-8439-9199-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 99

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	380
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	154.01
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

86

If typical of the existing stock