



## Drinking Establishment in FY7

Preston Street, Fleetwood, Lancashire, FY7 6JA

**£225,000** Starting Bid

Allocated parking

## Property features

- ✓ Lounge Bar/ Nightclub
- ✓ Sold as a going concern
- ✓ Strong Trading Accounts
- ✓ Fleetwood, Wyre
- ✓ Prominent Corner Location

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply\*\***

We are delighted to offer this Lounge Bar/ Nightclub for Sale, being sold as a going concern.

The Iconic premises are situated on a prominent corner position in the all year round trading area of Preston Street, Fleetwood, in close proximity to Wetherspoons.

The property is of a very high standard internally, fitted out and fully equipped and provides a function room and a games room with a shared bar serving both rooms.

Viewing highly recommended.

Please note we have not inspected the property.

Price: Starting Bid £225,000

Property Type: Drinking Establishment

Business Type: Pubs

Parking: Allocated

## Location

Situated on a prominent corner position in the all year round trading area of Preston Street, Fleetwood, in close proximity to Wetherspoons.



## Accommodation

Ground Floor (Approx. 3,950 sq. ft)

Open plan games room

Upholstered seating for 30 patrons, carpet flooring, suspended ceiling, concealed lighting and featuring a full-size Snooker Table and 2 large flat screen TVs.

3 Separate Toilets/ Washrooms

Bar

Dual access bar with 13 pumps and 6 separate optics that simultaneously serves both the games room and the function room/ bar lounge, with security shutters.

On Floor Cellar (approx. 220 sq. ft)

Featuring 13 dedicated draught lines.

Function Room / Bar Lounge (approx.1,836 sq. ft)

Premium Parquet flooring, suspended ceiling and concealed lighting.

DJ Booth with adjacent office / changing room.

Selection of seating including an elevated seating area.



## Business

Excellent trading accounts on application.

Hours: Monday to Thursday 1pm – 7pm Friday & Saturday 12pm – 2am

Sunday 12pm – 1am.



## Tenure

Freehold, title number LA659940.



## EPC

We currently await a copy of the EPC.



## Rateable Value

Current rateable value (1 April 2023 to present)

£9,800

Sourced from VOA



## Agent notes

The building has a gas boiler room but predominantly uses electric. The premises is heated by electric HVAC systems throughout. Modern CCTV, comprehensive security alarm system and Fire alarm installed.



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Preston Street, Fleetwood, Lancashire, FY7 6JA

Contact your local branch today for more information on this property:

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