

Commercial Development in PR5

Chorley Road, Walton-le-Dale, Preston, Lancashire, PR5 4JA

£215,500 Starting Bid

Tenure

Leasehold

Rear parking

Property features

- VACANT POSSESSION - IDEAL INVESTMENT OPPORTUNITY
- REFURBISHED TO A HIGH STANDARD THROUGHOUT
- GROUND FLOOR BAR WITH FIRST FLOOR RESTAURANT & CELLAR
- SUITABLE FOR OTHER USES SUBJECT TO PLANNING

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

Taps and Wine is a stylish, recently refurbished bar and restaurant on a prominent corner plot, where Chorley Road & Victoria Road meets Higher Walton Road in the heart of Walton-le-Dale, Preston.

*** IDEAL INVESTMENT OPPORTUNITY ***

*** REASON FOR SALE EARLY RETIREMENT***

DESCRIPTION

Set within the beautifully renovated former Conservative Club, Taps and Wine Bar is a welcoming free house. It offers several cask ales and 19 keg lines, featuring craft beers and continental lagers. It also had an extensive range of wines and gins, so there was something for every taste. It once hosted regular live music, and has a vibrant yet relaxed atmosphere. The building is a three-storey traditionally brick built property under a pitched slate roof, with significant investment over the past eight years.

This is a leasehold tenure, with 884 years remaining on a peppercorn lease at a ground rent of only £1 per annum.

LOCATION

Walton-le-Dale is a historic village on the south bank of the Ribble, facing the city of Preston. It was the site of the Battle of Preston in 1648, and was once known for its cotton and paper mills. Preston is 2 miles away, with the station 2.5 miles away. Blackburn is 9 miles and Blackpool is 13 miles. The bar sits just off the A6, with easy links to the M6, M55 and M65, and it's on the main bus route between Preston, Chorley and Blackburn. Nearby are the Capital Centre Retail Park, schools, healthcare and green spaces, giving it village charm with modern convenience.

There's a public car park just a short 2 minute walk away. The first hour is free Monday to Saturday, then it's £1 for up to three hours. Parking is free after 6pm Monday to Saturday, and all day on Sundays and bank holidays. There is sufficient space for 3 cars to the front if an alternative use is required.

GROUND FLOOR

As you come in, there are male, female and disabled toilets and access to the cellar. A welcoming entrance corridor leads into the impressive open-plan bar. It's a bright, sociable space where everyone can see each other, and it has a real buzz when it's busy. Three large double-glazed windows fill the room with natural light. There's ornate, traditional lantern-style lighting on the walls and ceiling, and a stereo system with surround sound. The customer area measures 10m x 6m, and the bar itself is 5m x 2.2m.

Behind the bar is a separate staff/store room, measuring 2.2m x 1.6m. It has a stainless steel sink and drainer with a mixer tap, wall and floor cupboards, spot lighting and a smoke alarm.

FIRST FLOOR RESTAURANT

A lovely staircase with a cast iron balustrade leads up to a beautiful solid oak door. Step inside and you'll find a stunning restaurant, with a character all of its own. It has the feel of a grand old chapel, combined with the warmth of a beautiful country cottage. Massive exposed wooden beams run across the ceiling, set off by striking medieval chandeliers. The main restaurant measures 9.5m x 6.5m and seats up to 50 diners.

Chandeliers also grace the staircase and an intimate arched alcove, measuring 3.5m x 3m. It's almost like a private family dining room, seating up to ten guests.

All the walls and ceilings were fully insulated in the refurbishment.

The rest of the restaurant is open plan, with a lovely warm feel. A coal-effect electric fire, styled like a traditional multi-fuel burner, makes a cosy focal point, set beneath a beautiful stone-effect chimney breast rising from floor to ceiling. The restaurant also has its own charming little bar. There are disabled, ladies and gents toilets on the first floor.

There is also an external balcony leading off the kitchen that can easily be converted into a food store.

KITCHEN

The fully equipped commercial kitchen measures 6.7m x 2.5m. It's packed with appliances, all finished in stainless steel and kept spotlessly clean. Equipment includes double fat fryers, several large fridge freezers, stainless steel sinks, preparation tables, dishwashers, pizza ovens and a pizza dough roller, with a large extractor fan overhead and tube lighting throughout. A dumb waiter serves all three floors, from the cellar right up to the first-floor kitchen.

All fixtures and fittings may be available by separate negotiation.

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CELLAR

Down below is a very large cellar, measuring 11.55m x 7.8m in total, with plenty of room for storage and everything a busy pub needs. There is a separate cold beer storage cellar directly under the main bar and a separate bottle storage room.

BEER PATIO

To the front is a newly built beer patio, finished in natural wood cladding. It offers fixed, sheltered bench seating for at least 30 people, plus plenty of tables and chairs. Four cosy cubicles with electric heaters mean it can be enjoyed all year round, and the heating and lighting are controlled from behind the bar.

OPPORTUNITIES

Our client has owned Taps and Wine since 2018 and has invested heavily in it, inside and out. It's a contemporary bar with real character. It has built a loyal following among locals and visitors from further afield, thanks to its impressive selection of craft beers, fine wines and gins. Whilst trading, the bar took an average annual gross income of £150,000 from drinks alone, operating from just a 28 hour opening week.

There's plenty of room to grow. A new owner could introduce a food menu, making the most of the newly refurbished dining room and the generous, well-equipped kitchen. Extending the opening hours, stronger marketing and hiring out the first floor as a function suite would all add further income. In our view, it would suit a single or multiple operator, or an aspiring chef.

The property has sufficient scope for a change of use like offices, flats, large house, gym, hair & beauty salon, subject to planning permission.

Finished to an exceptional standard on both floors, Taps and Wine sits in a thriving, affluent and busy neighbourhood. With the right team behind it, it has every ingredient to become a real favourite with the local community.

LICENCE AND SERVICES

A full premises licence is held for the sale of alcohol. All mains services are connected, and the property has an alarm system.

CCTV cameras cover the building both inside and out.

Licensed hours:

Monday to Thursday: 11am to 11pm

Friday: 11am to 1am

Saturday: 9am to 1am

Sunday: 9am to 11pm

EPC rating E

SIZE

APPROXIMATELY 2900 SQ FT IN TOTAL.

Price: Starting Bid £215,500

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Rear

Description

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Tenure

Title number; LA581550 - Leasehold - with 884 years remaining on a peppercorn lease at a ground rent of only £1 per annum.



Location

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Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





Chorley Road, Walton-le-Dale, Preston, Lancashire, PR5 4JA

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

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