

**RAPLEYS**

## FOR SALE Public House / Development Opportunity

rapleys.com  
**0370 777 6292**

The Railway Tavern, Wigan Road  
Euxton, Chorley PR7 6LA

CONTACT **Thomas Ball**  
07831 842859 | thomas.ball@rapleys.com



For sale freehold

Prominent village location

Ground floor accommodation  
totalling 343.37 sq m  
(3,696 sq ft)

Site area of 0.24 hectare  
(0.59 acre)

Suitable for alternative uses,  
subject to planning

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### Location

The property is situated in the village of Euxton, approximately 8.5 miles north west of Chorley, in a built up residential area. Buckshaw Village is located to the east and has been developed considerably in recent years.

Buckshaw Village railway station is located within close proximity providing excellent transport links to Manchester. Access to the motorway network is at junction 28 of the M6 approximately 1.5 miles from the property.



### Description

The property is a two storey public house. The ground floor comprises a bar/restaurant area split into two parts and a large kitchen along with customer WCs.

The first floor comprises of a three bedroom flat with a kitchen, lounge, office and bathroom.

Externally the property has a car park for approximately 38 cars, a beer terrace and garden and a rear yard and garage.

It falls within the jurisdiction of Chorley Council and we are not aware of it being listed within a conservation area. It may be suitable for alternative uses, subject to planning, and interested parties are to make their own enquiries with the local planning authority.

### The Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	343.37	3,696
<b>Total Site Area</b>	<b>0.24</b>	<b>0.59</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

The property is for sale freehold and will be available with vacant possession on completion.

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### Terms

The property will be sold by way of informal tender (unless sold prior) and unconditional offers for the freehold interest are invited. All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion
- Track record of the developer and project team.

Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted via email to [Matt Greenaway](mailto:Matt.Greenaway).

### Rating

We are advised that the Rateable Value for the property is £31,200 and the UBR for 2018/19 is 0.48p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

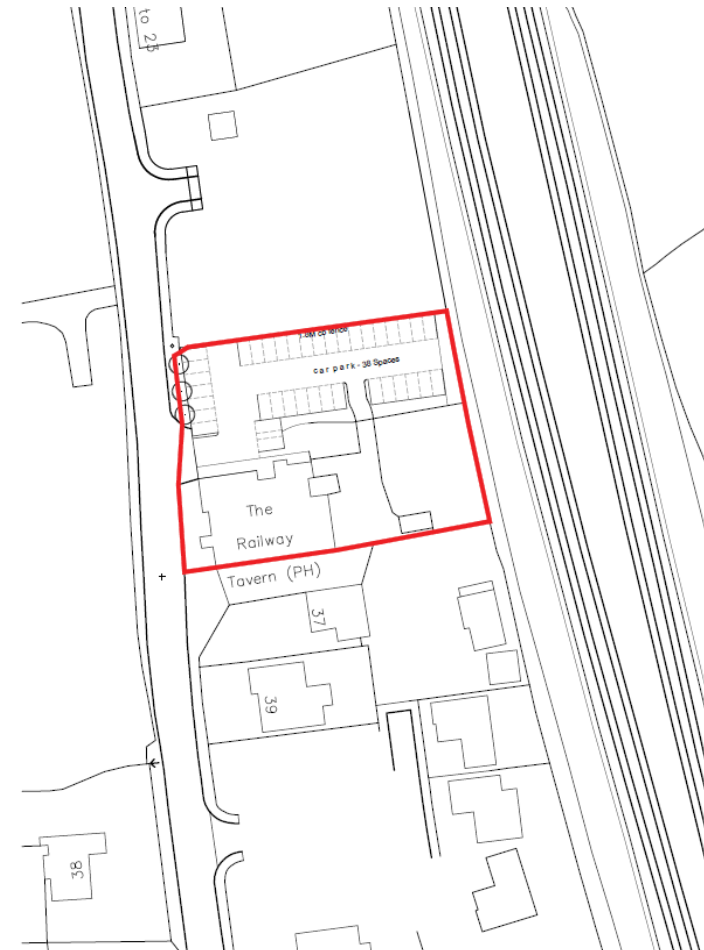
Energy Performance Asset Rating: D.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Viewings are strictly by appointment with the sole agent.



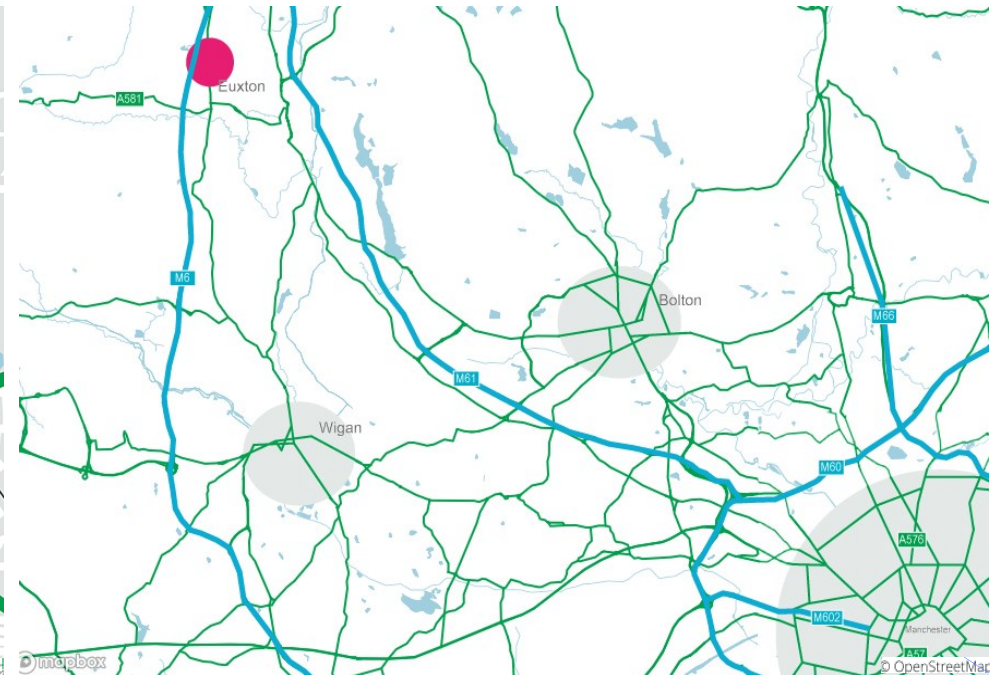
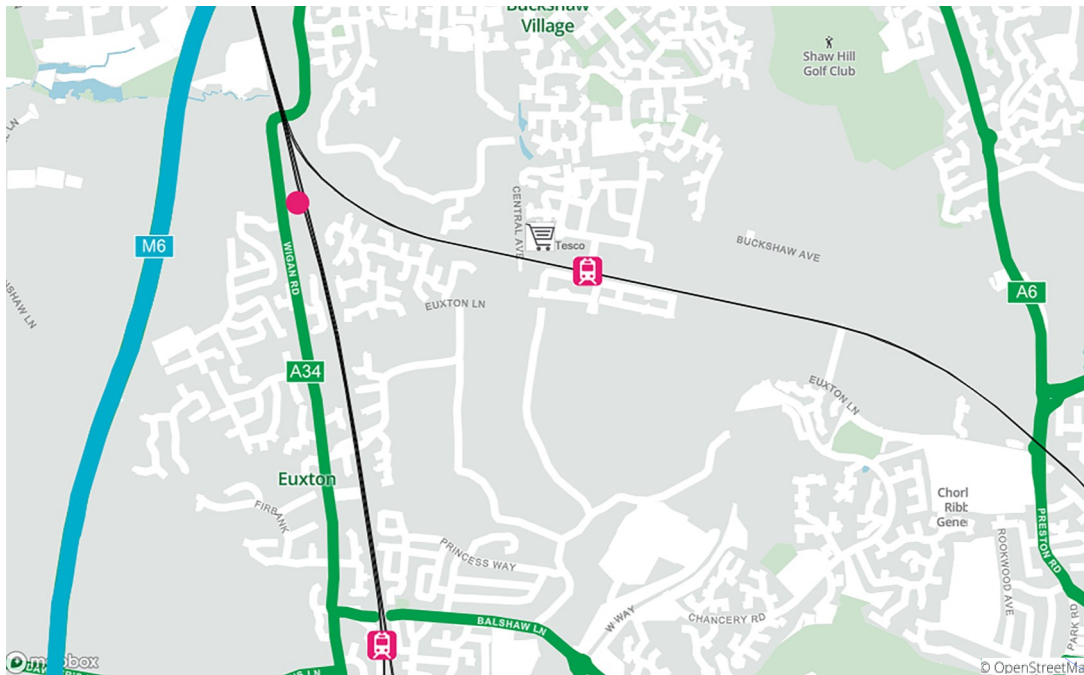
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