



Price reduced to £295,000

## **FOR SALE THE FLAT IRON CLEVELAND STREET CHORLEY PR7 1BH**

Public house investment producing £32,000 per annum

- Popular traditional style public house in the heart of the town centre
- Well fitted throughout with upper floor proprietor's flat
- Adjacent to Chorley Market and within an area popular with restaurants and bars

Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)

01772 652652

### **Location**

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Prominently located on Cleveland Street, a pedestrianised shopping area in the heart of the town centre, popular with food and drink operators.

### **Description**

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A substantial property arranged over ground, first and second floors together with additional basement storage.

The ground floor provides a public bar together with kitchen and male and female WC facilities.

To the first floor there is a self-contained two bedroomed flat with additional storage to the second floor.

The property has a cellar fully utilised for bottle and keg storage etc.

### **Services**

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All mains services are connected. The property has the benefit of gas fired central heating.

### **Tenure**

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The property is freehold.

### **Assessment**

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The unit is entered on the rating list at a rateable value of £13,850

Rates payable 2021/2022: 49.9p in the £

### **EPC**

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An EPC shall be made available from the agent's office.

### **Lease Terms**

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The property is let on a ten year lease from the 28 September 2020 upon full repairing and insuring terms.

The tenant has the benefit of a break clause at the end of the fifth year subject to six months' prior written notice.

### **Rental Income**

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£32,000 per annum, fixed for the duration of the lease.

### **Purchase Price**

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£295,000 in respect of the freehold interest subject to the occupational lease.

### **Money Laundering**

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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

### **Viewing**

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Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)