

FREEHOLD VILLAGE CENTRE PUBLIC HOUSE FOR SALE



**GREEN DRAGON
MAIN ROAD
GALGATE
LANCS
LA2 0JH**

- **MAIN A6 VILLAGE CENTRE TRADITIONAL PUBLIC HOUSE**
- **PATIO BEER GARDEN TO SIDE**
- **ALTERNATIVE USE POTENTIAL (SUBJECT TO PLANNING)**

OFFERS SOUGHT IN EXCESS OF £175,000

(VAT is payable in addition)

Your attention is drawn to the Important Notice within these particulars

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LOCATION

The Green Dragon fronts onto the main A6 Preston-Lancaster road and is located on the cross-roads junction of the A6 with Salford Road (west) and Stoney Lane (east) within the village of Galgate. Galgate lies south of Lancaster (5km) and Lancaster University (2km) and north of Junction 33 of the M6 (2km distant).

The surrounding area is predominantly residential and with some commercial properties nearby. Galgate is popular with university students and many rent within the village itself.

THE PROPERTY

The property comprises a detached traditionally built two-storey building with stone elevations under a pitched tile roof and with a single storey extension to the side (on the north gable) and single storey garage extension to the rear (west elevation). Externally there is a beer garden with a purpose built smoking shelter. The property benefits from a garage with steel roller shutter doors accessed from Salford Road.

Internally the ground floor comprises a large open plan lounge and adjoining sport/public area with single bar servery accessed from a single main entrance onto Main Road.

The lounge area is carpeted and the sports/public area has flag flooring. Both areas have a mix of fixed bench seating and loose tables and chairs.

There is a separate dining area with laminate wood flooring for approximately 14 covers.

Access to the beer garden is either from the public/sports bar or from a gate direct from the main road. Customer toilets are off the sports bar area and there is a store room/garage, and bin store area at ground floor level. A beer cellar is located at basement level.

The first floor provides ancillary residential accommodation with 3 good sized double bedrooms, a large lounge, kitchen/dining room, store rooms, and a shower room accessed of a separate hallway.

From measurements taken using Promap we have calculated the total site area to extend to approximately 317m² (3,420ft²) with a building footprint of approximately 192m² (2,064ft²).

PLANNING

The Green Dragon is in a good location due to the settlement of Galgate being identified in Local Plan policy H7 as a rural settlement where housing and employment opportunities are suitable, as the village has a number of key services and is well positioned on the main transport route. Core Strategy policy SC3 continues to recognise Galgate as a suitable settlement for redevelopment and this potentially increases the value of the property as the number of suitable settlements is now much smaller since the adoption of the Core Strategy.

LICENSING

The property benefits from a premises license which permits the sale of alcohol from 12.00 noon to 11.00pm Sunday to Thursday and 12.00 noon to 12.00 Fridays and Saturdays.

SERVICES

We are advised the property is connected to all mains services and the central heating is by a Gas fired boiler system.

RATEABLE VALUE

The property is listed as a "Public House & Premises" and has a Ratable Value under the recently published 2010 list of £6,750. The current council tax band details for the residential element of the property is shown as Band A.

TRADING

The property is currently being run on a temporary tenancy arrangement.
Trade barrelage and machine income will be made available to seriously interested parties.

BASIS FOR SALE

Unconditional offers are invited for the freehold interest, subject to contract only, with vacant possession on completion.

It is considered the property may be suitable for alternative use or development (subject to planning and other consents) Offers made on any basis, including existing use are equally welcome and will of course be fully considered.

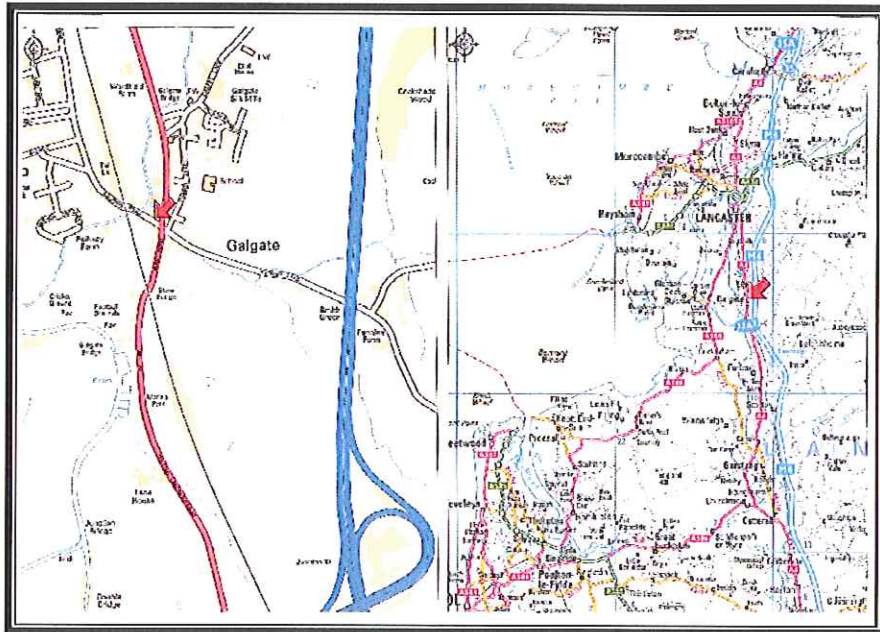
VAT

VAT may be payable in addition at the prevailing rate.

VIEWING AND FURTHER INFORMATION

The property is currently run as a tenancy but interested parties may only view the property internally by formal appointment by contacting Andrew Moore or Tiana Adams of Humberts Leisure, the sole selling agent on 01756 799271.





These plans are for indicative purposes only, its accuracy is not guaranteed

IMPORTANT NOTICE

Humberts Leisure and Humberts for themselves and for the vendors of this property for whom they act give notice that:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
2. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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9. These particulars were produced in April 2010 and the photographs were taken previously.