



File Ref: NW-921420

# Beacon Inn

Beacon Lane, Dalton, Lancashire, WN8 7RR



Tenure  
**Freehold**


Price  
**£240,000 + VAT**

- Substantial detached property
- Prime for residential conversion, STPP
- Circa 0.671 acres
- Parking for circa 20 vehicles
- Attractive semi-rural setting
- Sale by way of LPA Receivers J Liddiment and P Greenhalgh



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## Location

The Beacon is situated in a prominent position on Beacon Lane, which runs between Dalton & Up Holland.

It is located within a semi-rural setting, close a large housing estate in Skelmersdale.

It is 2 approximately miles north of Orrell interchange, where the M58 joins the M6.

## Description

A 2/3 storey detached property with rendered and painted elevations beneath a pitched slate roof.

To the right-hand-side is a single storey addition.

To the rear is an enclosed beer terrace / patio area.

To the side is a surfaced car park for circa 20 vehicles.



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## Trade

The Beacon ceased trading in 2016.

It had traded as a destination food venue and sports bar.

The pub is situated close to a densely populated residential area.

No current accounting information is available. So far as the trade is concerned, prospective buyers must rely on their own investigation, inspection, advice and opinion as to the trading potential of the property.

## Accommodation

### Ground Floor

Plan bar area and store room

### First Floor

Bar area and dining area for circa 60 covers. Ancillary rooms comprise; catering kitchen, and ladies and gents customer toilets.

### Second Floor

The private living accommodation briefly comprises; 2 bedrooms, lounge, kitchen and a bathroom.

### Basement

There is a mechanically cooled beer store.



## Site Areas / Floor Areas

- Site Area approximately 2,717 sq m ( 0.671 Acres)
- According to the EPC the 'total useful floor area' is 434 sq m (4,671 sq ft)

These sizes are only to be used as an indicative guide.

## Tenure

Freehold.

## Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

## Planning & Development

This property is not in a conservation area, nor is it listed.

The property may lend itself for conversion into a single dwelling, or perhaps split into flats, "Subject to planning (STPP)"

For further detail on planning, please contact West Lancashire Planning Department ;  
<https://www.westlancs.gov.uk/planning/planning-policy.aspx>

## Licence

A premises licence prevails, the main licensable activities being:- Sale by retail of alcohol for consumption on and off the premises.

For more information, please contact Fleurets Manchester office.

## Business Rates & Council Tax

The property is in an area administered by West Lancashire Council. The 2017 Rateable Value has been assessed at £11,800.

The property enjoys zero rates payable because of small business rates relief, being under the rateable value of £12,000. The domestic accommodation is within Band A for council tax purposes.

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## EPC

The property has an EPC rating of C.

## Services

We are informed that the premises benefit from all mains services as well as gas central heating.



## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Viewing

Strictly by appointment only through Fleurets Manchester office on 0161-683-5445.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

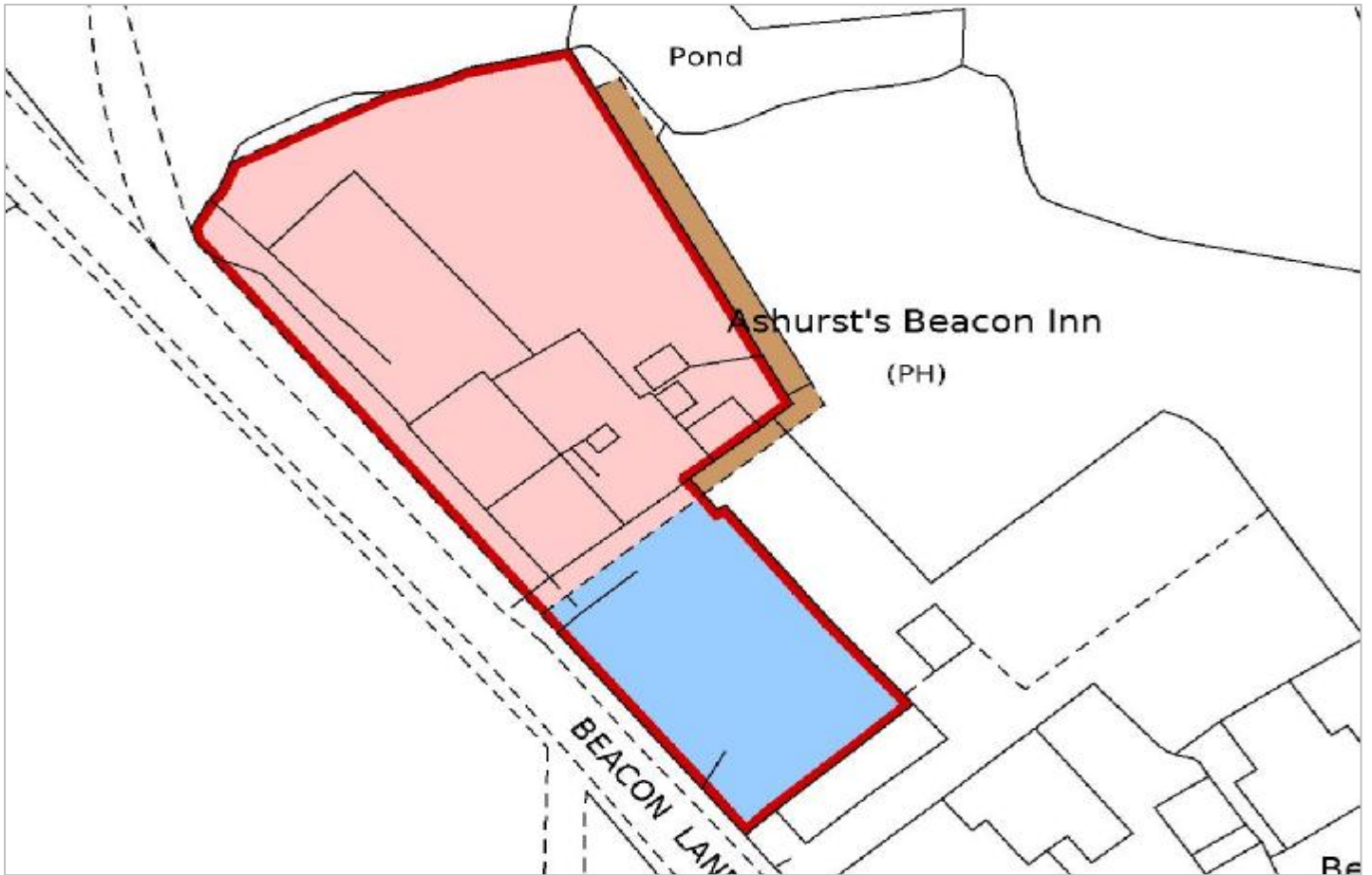


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