



File Ref: NW-921421

# Old Toby Inn

Ashurst Road, Skelmersdale, Lancashire WN8 6XN



Tenure  
**Freehold**


Price  
**£595,000 + VAT**

- 2.2 acre leisure complex
- Prime site for redevelopment / conversion
- Within large established residential estate
- Close to M58 & M6 motorways
- Sale by way of LPA Receivers J Liddiment and P Greenhalgh



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Leisure Property Specialists

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## Location

The Old Toby Inn is situated within a large, well-established residential estate, just off the A577.

The premises are located approximately 1 mile north of Skelmersdale town centre and 2 miles north of Orrell interchange, where the M58 joins the M6.

## Description

There are two detached properties on this circa 2.2 acre site.

One is a detached 2-storey, Grade 2 Listed property with stone built elevations beneath a pitched slate roof. To the rear is a beer terrace and a lawned beer garden. There is a large surfaced car park for circa 50 vehicles.

The second is a large single-storey horse-shoe shaped detached property that has part stone, part brick elevations beneath a pitched slate roof. In the centre of the house-shoe building is a feature courtyard. There is a children's play area and parking for circa 10 vehicles to the front.



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## Trade

The Toby Venue currently trades as a mixed leisure complex that includes;

- **Harry's Bar** -  
A well-presented bar that has an attractive beer patio and lawned beer garden.
- **Springsteen's** -  
A contemporary styled bar area with games room.
- **Wacki Pirates** -  
A children's indoor soft play centre.
- **Carrington's** -  
A dining area / function venue with 46 covers (110 function style)

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

### Harry's Bar - Ground Floor

The main entrance opens into a well-presented, trading area that has carpeted flooring, fixed seating, a bar servery. Leading off is an area with a feature fireplace. Ancillary rooms comprise; ladies & gents customer toilets.

### First Floor

The private living accommodation briefly comprises; 2 bedrooms, office, lounge, kitchen and a bathroom. Basement There is a mechanically cooled beer store.



### Springsteen's -

A contemporary styled bar area with games room. It has a timber floor, bar servery and feature fireplace. An upland beer store and ladies & gents customer toilets.

### Wacki Pirates -

An indoor children's soft play area that has an array of soft play apparats, a boat-shaped seating area and a reception area. Ladies, Gents and disabled customer toilets.

### Carrington's -

A well-presented dining area / function venue with 46 covers (110 function style). Catering kitchen, and ladies and gents customer toilets.

## Floor Areas / Site Areas

- Site Area approximately 2,717 sq m ( 2.2 Acres)
- According to the EPC the 'total useful floor area' is 877 sq m (9,439 sq ft)

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

## Tenure

Freehold.

The property is for sale by the LPA Receivers who understand the property is occupied but do not hold copies of any leases or licences.

Purchasers are advised to make their own enquiries in this regard.

## Fixtures & Fittings

The Receivers cannot comment or confirm the ownership of fixtures and fittings

## Planning & Development

The detached former farmhouse (Harry's bar) is Grade 2 Listed. The property may lend itself for conversion into a single dwelling, or perhaps split into flats, "Subject to planning (STPP)"

The remaining site may be suitable for housing, or a carehome, etc.

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.





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## Business Rates & Council Tax

The property is in an area administered by West Lancashire Council. The 2017 Rateable Value has been assessed at £9,300.

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 F.

## Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system and CCTV.

## 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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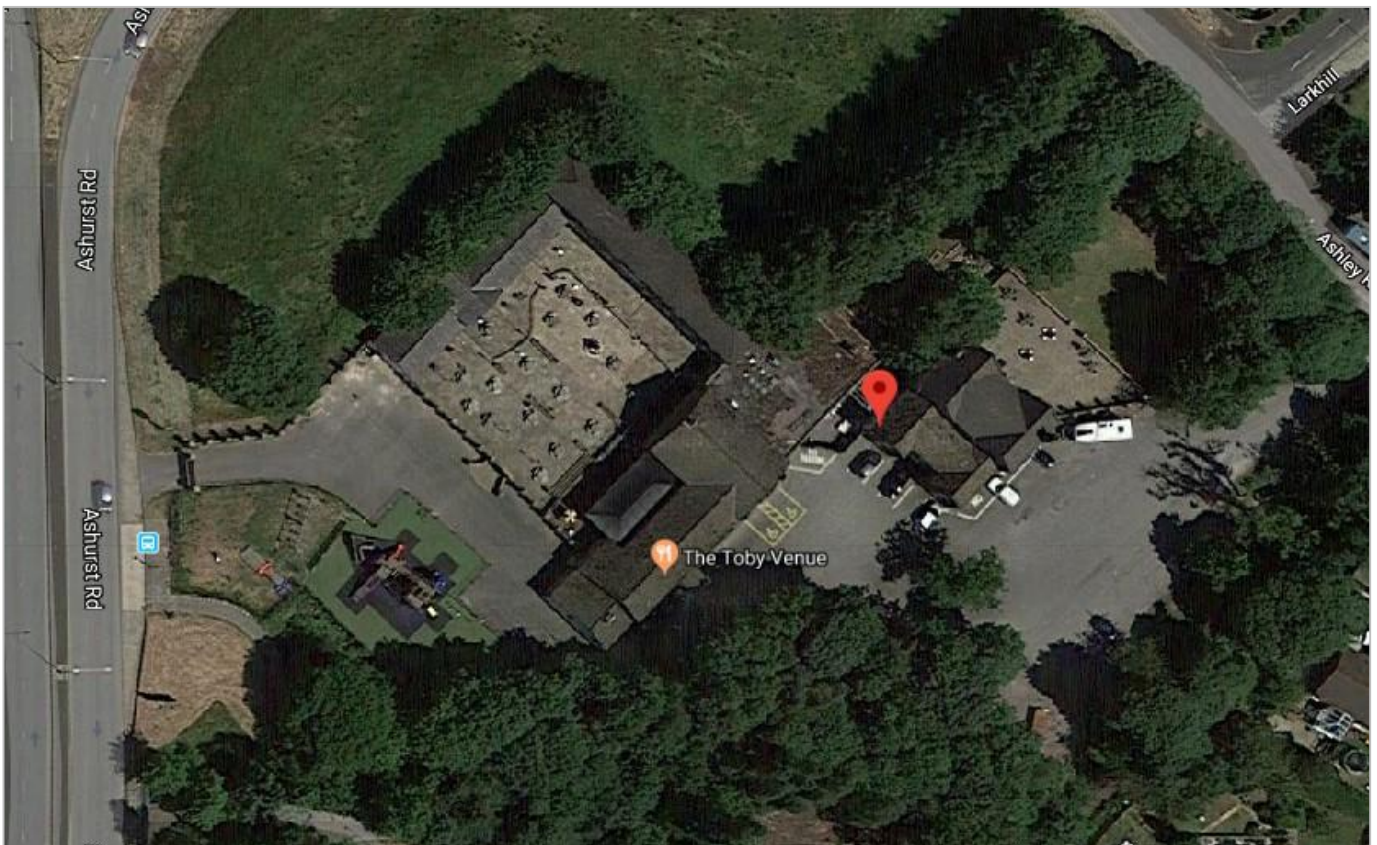


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