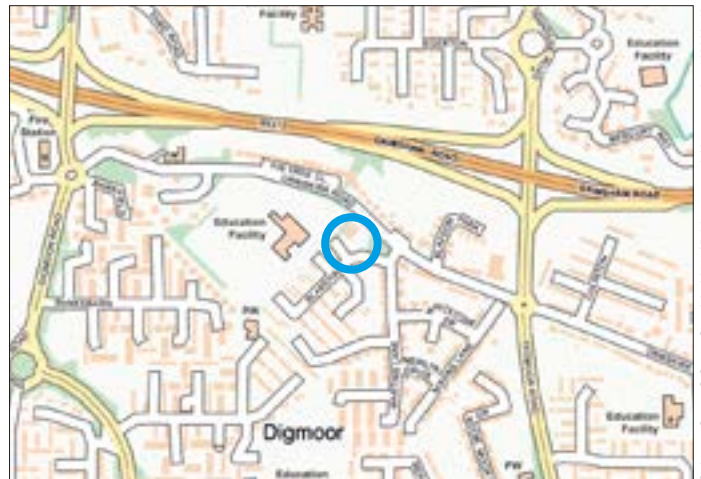




- **Redevelopment opportunity. Central heating. Double glazing.**

**Description** A redevelopment opportunity comprising of a detached public house together with a separately private accessed spacious 3 bedroom flat above (which can be used for personal use or privately rented). The property is sat on a good sized plot of land and would be suitable to provide a scheme of 10/12 houses with associated gardens and parking, subject to any necessary planning consents. The public house is in good condition and is still trading and has been for over 16 years and would be suitable for continued use and can be transferred as a going concern. The vendor has had outline planning approved in 2012 for a development consisting of 36 apartments. The property benefits from central heating and double glazing. We have been advised by the vendor that the Restricted Covenant in the legal pack will be removed on completion of the sale at no cost to the purchaser.



Not to scale. For identification purposes only

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**Situated** Off Ormskirk Road which is in turn off Digmoor Road in a popular and well established location close to Skelmersdale town centre.

**Note** There is currently no lease attached for the public house or a rent agreement for the flat above which offers flexibility for any potential purchaser.

**Cellar** Not inspected.

**Ground Floor** Bar Area/Lounge/ Snooker Area, 2 Offices, Rear Room, Kitchen, Ladies & Gent's WC's

**First Floor Flat** – Hall, Lounge, Kitchen, 3 Bedrooms Bathroom/ WC

**Outside Outside** Seating Area and Car Park for over 20 cars.

