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# The Forresters Arms, 12 Pleasant Street, Haslingde BB4 5LG

GUIDE PRICE **£85,000+**\*

DEVELOPMENT OPPORTUNITIES

- Former public house with development potential.

A two storey end of terraced property formerly used as a public house with residential accommodation above. The property is sold with the benefit of a premises licence however would be suitable for redevelopment, subject to gaining the necessary consents. The total site area is approximately 176 sq m (211 sq yds)

**Situated** Off Deardengate in a popular and well established location within walking distance to Haslingden town centre amenities and transport links.

**Lower Ground Floor Cellar**  
**Ground Floor** Entrance Area, Bar, Servery, Lounge, Tap Room, Games Room, Kitchen, Ladies and Gents WCs

**First Floor** Living Room, Dining Room, Two Bedrooms, Kitchen/Utility Area

**Outside** Yard to the rear.

**Note** VAT is payable on the purchase price, unless the purchaser intends to convert the buildings (or part of the buildings) at the Property with a view to them being used as a number of dwellings or solely for residential purposes and they must have prior to the date of exchange provided to the Seller a certificate in form VAT1614D to dis-apply the option to tax.

