

# MULTI USE

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
[burnley@tdawson.co.uk](mailto:burnley@tdawson.co.uk)

## FOR SALE

### PUBLIC HOUSE ON EXTENSIVE SITE

- DEVELOPMENT POTENTIAL
- IN POPULAR RESIDENTIAL AREA

**688 SQ.M. (7,406 SQ.FT.)  
TOTAL SITE AREA .24 HECTARES (.59 ACRES)**



**THE DUGDALE ARMS  
DUGDALE ROAD  
BURNLEY  
BB12 6DW**

## **LOCATION**

Situated on Dugdale Road which is accessed from Padiham Road (A671) the main arterial route linking Burnley and Padiham.

The property is in a popular residential area of Burnley within close proximity to Junction 10 of the M65.

## **DESCRIPTION**

Substantial two storey property of brick and stone construction beneath a pitch slate roof. Feature stone work to the front elevation. The property is on a large site which is predominantly tarmac surfaced providing ample parking.

The ground floor provides central bar area with various lounge areas. Customer male and female w.c.'s plus food preparation and storage areas.

The first floor provides large function room with customer w.c.'s The first floor also includes a managers flat which comprises four bedrooms, living room, kitchen/dining area and bathroom.

Substantial basement area.

## **ACCOMMODATION**

Ground Floor	260 sq.m.	2,799 sq.ft.
First Floor	160 sq.m.	2,799 sq.ft.
Basement	168 sq.m.	1,808 sq.ft.
GIA	688 sq.m.	7,406 sq.ft.

## **EXTERNALLY**

Site area of .24 hectares (.59 acres).

To the side elevation is an external seating area with the property benefiting from a large car park.

## **SERVICES**

All mains services are available. The property is heated via a gas fired hot water central heating system. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## **RATING**

The Valuation Office confirm a rateable value of £13,000 as a public house.

## **PLANNING**

The property is currently occupied within Class A4 (Drinking Establishment) under the Use Classes Order of the Town & Country Planning Act. Within this class there is permitted change to A1 retail, A2, financial and professional services and A3 restaurant and café. It is the purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## **TENURE**

We are informed that the property is held freehold and free from chief rent. But full title details will be confirmed by our client's legal representatives in due course.

## **PRICE**

£295,000

## **VAT**

VAT is applicable.

## **FIXTURES AND FITTINGS**

Our client does not guarantee the inclusion of any specific fixtures and fittings at the time of exchange of contracts. Our client reserves the right to remove any technical services equipment, plant and machinery that has been installed in the property for the service of beverages. Further details upon request.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

## **VIEWING**

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



