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**FOR
SALE**



RESTAURANT PREMISES WITH ACCOMMODATION & OUTBUILDINGS SUITABLE FOR ALTERNATIVE USES S.T.P

0.486 hectares (1.2 acres)

1,068 m² (11,496 ft²)

Da Carmelo Restaurant
Lancaster New Road
Cabus, Nr. Garstang
Preston, PR3 1AB

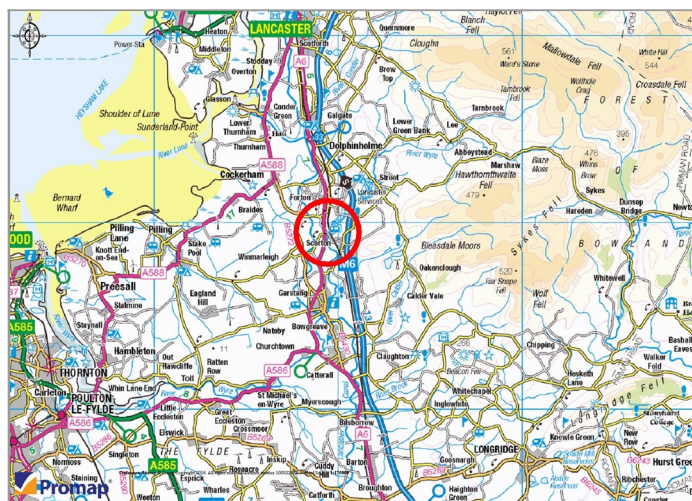
- Attractive Grade II Listed Property providing excellent profile on to the A6
- Restaurant accommodation & outbuildings suitable for alternative uses S.T.P.

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Location

The property and site is situated in a highly prominent position on the busy Lancaster New Road (A6) being approximately 2 miles north of Garstang and 7 miles to the south of Lancaster.

Motorway access is provided via Junction 33 of the M6 Motorway being less than 2 miles to the north.

The immediate location is semi-rural surrounded by a mixture of residential housing, Old Holly Farm (an open farm), a further restaurant and Six Arches Caravan Park.

Description

A substantial detached restaurant property including office/storage accommodation at first and second floor level together with two semi-detached outbuildings immediately adjacent. The buildings are of rendered stone construction beneath pitched slate roofs with the main building dating back to approximately 1750 and being Grade II Listed.

The accommodation generally comprises the restaurant and bar areas, kitchen and servery, WC facilities, office/storage accommodation and cellar. The premises further benefit from storage accommodation located in a separate building to the rear. Immediately adjacent there is a single storey property which benefits from planning consent for 6 guest bedrooms having been finished to a shell. Immediately to the south lies a substantial mature garden area and terrace laid mainly to lawn and to the north a substantial surfaced car park providing approximately 35 spaces.

Accommodation

We have estimated the gross internal floor area as follows:-

	m ²	ft ²
Ground Floor – main restaurant and bar, kitchen & WC's	450	4,844
First Floor	216	2,325
Second Floor	46	495
Cellar	40	431
Sub-total	752	8,095
Barn to rear – ground floor	59	635
Barn to rear – first floor	70	753
Sub-total	129	1,388
Outbuildings – 6 bedrooms finished to shell	187	2,013
Total	1,068	11,496

We have estimated that the gross site area extends to approximately 0.486 hectares (1.2 acres).

Services

We understand that all mains services are available to the premises including mains electricity, gas, water and drainage.

Planning

The property has traded as a restaurant until recently for a significant number of years and also benefits from an extant planning permission for the conversion of an outbuilding to form 6 guest bedrooms dating back to 2008.

The property is suitable for continued use as a restaurant or may have potential subject to securing the appropriate consent for a variety of alternative uses.

We recommend all interested parties make their own separate enquiries of the local planning authority, Wyre Council (tel. 01253 891000).

Rating Assessment

The premises have a Rateable Value of £39,000.

Interested parties are, however, recommended to make their own enquiries with the local rating department at Wyre Council (tel. 01253 891000).

Tenure

Freehold.

Asking Price

Upon application.

VAT

All prices quoted are exclusive of but may be subject to VAT at the standard rate.

Photographs and Plans

All photographs and plans included within these particulars are for indicative purposes only and should not be relied upon.

Further Information

Further information including plans relating to the previous planning consents are available upon request.

Enquiries

Strictly by appointment with the sole agents:
Eckersley
Telephone: 01772 883388
Contact: Mark Clarkson
Email: mac@eckersleyproperty.co.uk



Regulated By RICS

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