

FREEHOLD FOR SALE – BILSBORROW, PRESTON



ROEBUCK, GARSTANG ROAD, BILSBORROW, PRESTON PR3 0RE

- Attractive, detached destination pub in the village of Bilbrough, four miles north of Preston
- Prominent roadside position fronting the A6 Garstang Road
- Set within a generous plot with extensive beer garden and outdoor trading areas and bowling green
- Adjacent to a 42-bedroom Premier Inn

FREEHOLD WITH VACANT POSSESSION

GUIDE PRICE £900,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT - Sole Selling Agent

COUNF331

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Location

The property is situated within the village of Bilsborrow, approximately four miles to the north of Preston town centre. The property occupies a prominent roadside position fronting the A6 Garstang Road, one of the principal routes connecting Preston with Garstang and Lancaster, within a mixed residential and rural setting. Extra custom is generated by the proximity of the Premier Inn, literally next door. The location benefits from good road connectivity, with Junction 32 of the M6 motorway lying a short drive to the south, providing direct access to the wider regional motorway network.

[Link to Street View](#)

Description

An attractive, detached two storey public house of traditional construction with single storey extensions to the side and rear. Externally the property benefits from a tarmacadam car park providing approx. 25 vehicle spaces together with a patio, garden and separate bowling green.

Internally, the ground floor is arranged as a characterful, traditional public house with a principal bar area, feature fireplace and a mix of open-plan and defined trading spaces providing circa 110 covers. Commercial kitchen, ancillary stores and customer WC facilities.

The first floor provides owner/staff accommodation and a managers' office, lounge and utility room.

Building Footprint approx.	539 sq m (5,800 sq ft)
Total Site Area approx.	10,784 sq m (2.665 acres) - including the land leased to Premier Inns
Source: Nimbus Maps	

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is understood to be connected to all mains services.

Licensing

Permitted to sell alcohol from 7:00am till 1:00am Monday to Thursday and 7:00am till 2:00am Friday to Sunday.

Planning

The property is locally listed but not in a conservation area.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £45,500 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £900,000** - VAT may be payable in addition.

NB:- The freehold includes land let to 'Premier Inn Hotels Limited' on a 999-year lease until 3003 at a peppercorn rent, see site plan below.

EPC - [Link to EPC - Energy Rating C](#)

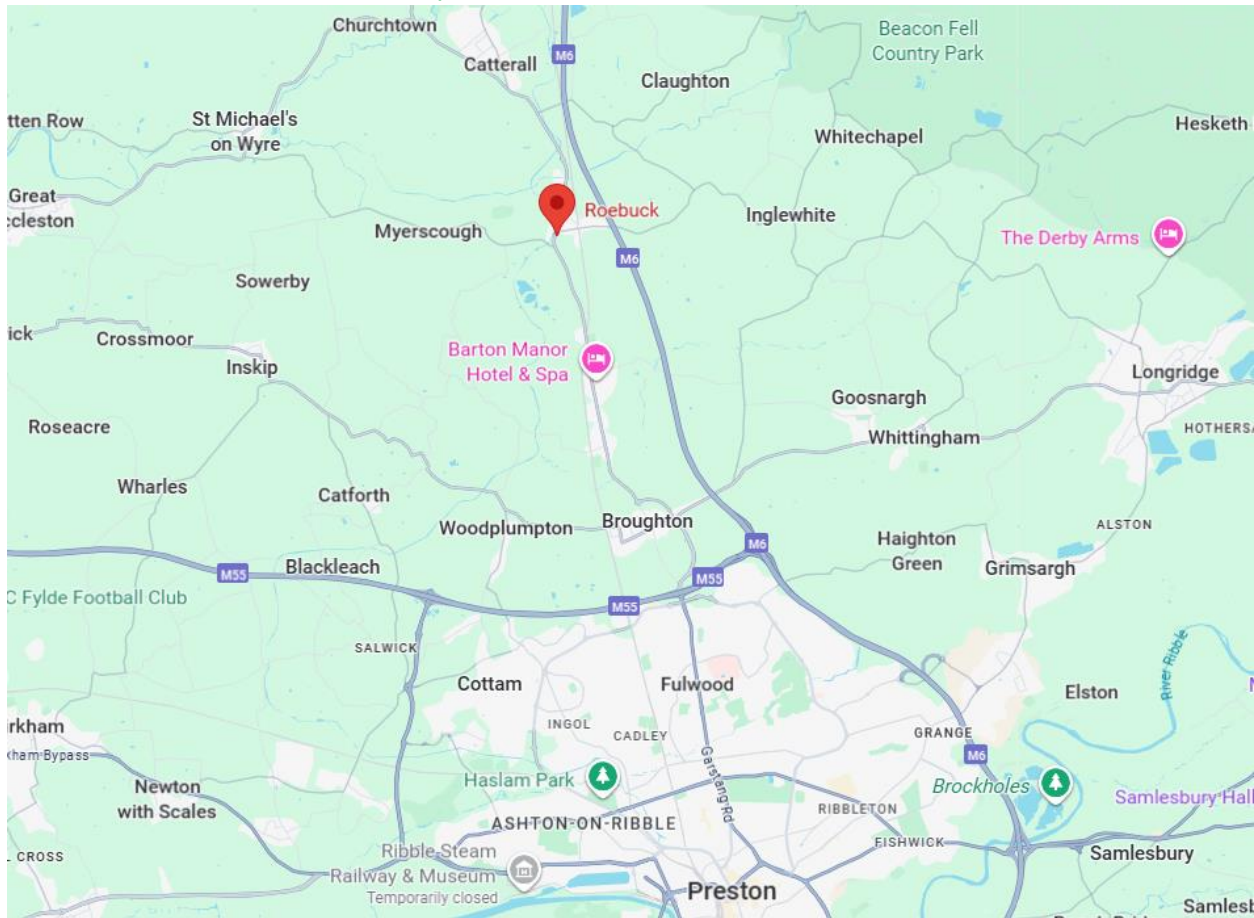
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

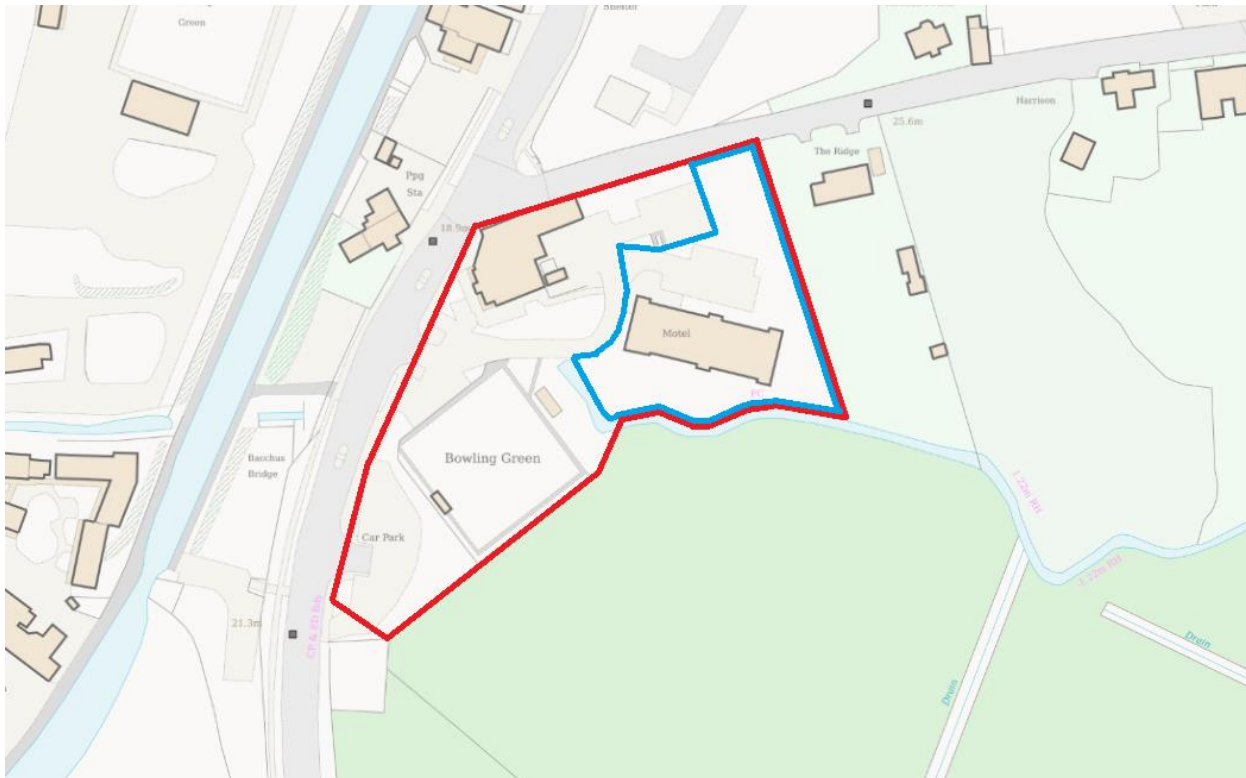
The business is currently closed, an external inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Site Plan



The whole area edged in red illustrates the demise of the freehold interest being offered.

Please note that the area edged in blue is let to 'Premier Inns Hotels Limited' on a 999-year lease at peppercorn rent, expiring in March 3003.

Nimbus Maps. Not to scale – please note that both red and blue lines shown for indicative/illustrative purposes only.

FLOOR PLANS

Approximate Gross Internal Area 628 sq m / 6760 sq ft

