

FOR SALE

The Buck Inn
Cowpe Road, Cowpe,
Lancashire BB4 7DR

- Attractive Stone Built Property
- Village Location
- Recently Refurbished
- Car Park
- Price £195,000

Location

Occupying a central position in the village of Cowpe, on Cowpe Road, with the immediate area being residential. The pub also benefits from being a short distance away from Waterfoot, Stacksteads, Newchurch and Cloughfold. Cowpe is best accessed off the A681, 0.5 miles to the north.

Description

A stone built, 2 storey end terrace property set beneath a pitched slate roof. Externally to the rear there is a beer patio/garden. A car park is located on the opposite side of the road, circa 15 yards away.

Licences

We understand the property benefits from a Premises Licence.

Accommodation

Internally there is a recently refurbished open plan trade area, well equipped timber bar servery, stone built fireplaces, fixed perimeter seating and carpet



throughout. Trade kitchen area, ladies and gents wc, stores and basement cellar.

First Floor - Internal staircase giving access to 4 room living accommodation, kitchen and bathroom.

Planning

All further enquiries regarding planning matters should be directed to Rossendale BC, Planning Department.

Rateable Value

The rateable value of the property in the 2010 List is £6,400.

Tenure

Freehold.

Price

£195,000

Fixtures & Fittings

No F&F will be included in the sale. Any third party items such as gaming machines, dispense equipment, sound systems etc will also be excluded.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted may be liable to VAT.

Viewing

Strictly by appointment through the agents:

Sean Hartley – Jenics

0161 832 2201

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Energy Performance Certificate



Subject to Contract

Jan 2012

jenics



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