



Source: TripAdvisor

17, Town Green Lane, Aughton, Ormskirk, Lancashire L39 6SE
Pub & Restaurant TO LET- Leasehold £2,500 pcm

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Chartered Surveyors, Planning
Consultants & Land Agents



Rear elevation



Front lobby area

17 Town Green Lane
Aughton
Ormskirk
Lancashire
L39 6SE

TO LET

£30,000 per annum

Approx. 3,465ft² (321.98m²)
Gross Internal Area

Village Pub in prominent roadside location

Open plan trading area & trade kitchen

Private 3 bed living accommodation

Car park

Private Landlord

Source: Google



Bar area



Kitchen storage

Town Green Inn occupies a prominent position in the busy residential area of Town Green, Aughton, which is 2.5 miles from Ormskirk town centre and has good local transport links including bus routes and Town Green train station nearby.

External: Large 2 storey stone built property under pitched slate roof with additional brick built extension, smoking shelter, fire escape route, concealed bin yard and walk-in cold store to the rear. There is a modest tarmac car park to the rear of the property with space for 8 cars and one disabled space and a popular front patio seating area with veranda.

Ground Floor: Comprises of accessible front and rear entrances leading to an open plan wood and tile floored area around the public bar servery with hand pumps and taps; shelving; bottle fridges; glass wash and sink. The area seats 75 covers in 4 partly enclosed 'cosy' areas with an assortment of fixed and loose seating, all at ground level.

Ancillary areas include beer storage cellar; male, female and disabled toilet facilities and a large trade kitchen with a range of stainless steel catering equipment and extraction canopy hood, pot wash sink, space for freestanding fridges and freezers and food preparation surfaces.

First Floor: Currently serves as a multifunctional area for the business and as private living accommodation. The business space includes staff changing/stock room, office, kitchen prep and storage area, staff W/C and access to fire exit stairwell.

The living accommodation is spacious and consists of 3 bedrooms, kitchen, lounge, utility area, and bathroom with separate W/C.

Available immediately.

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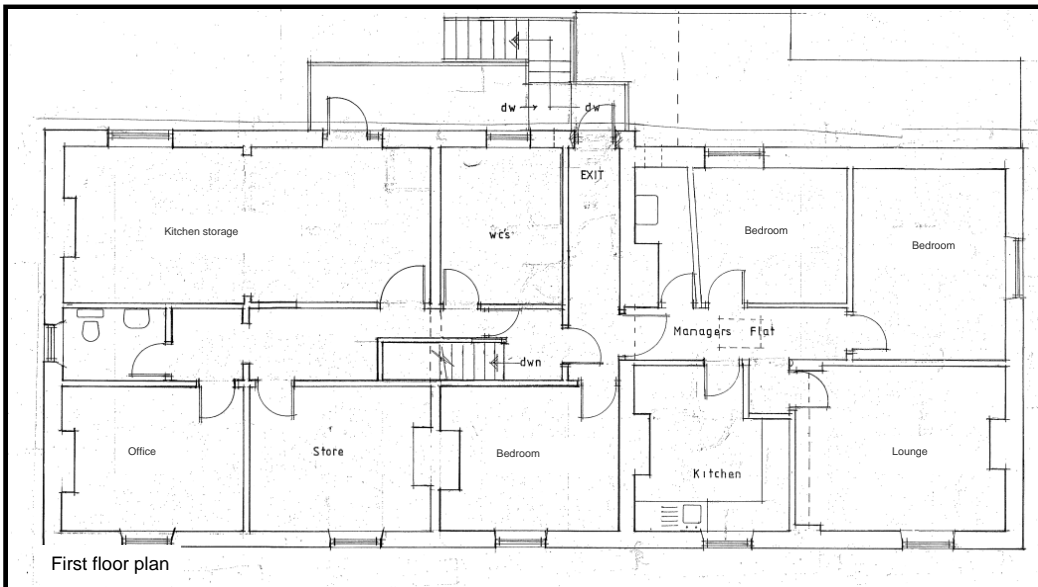
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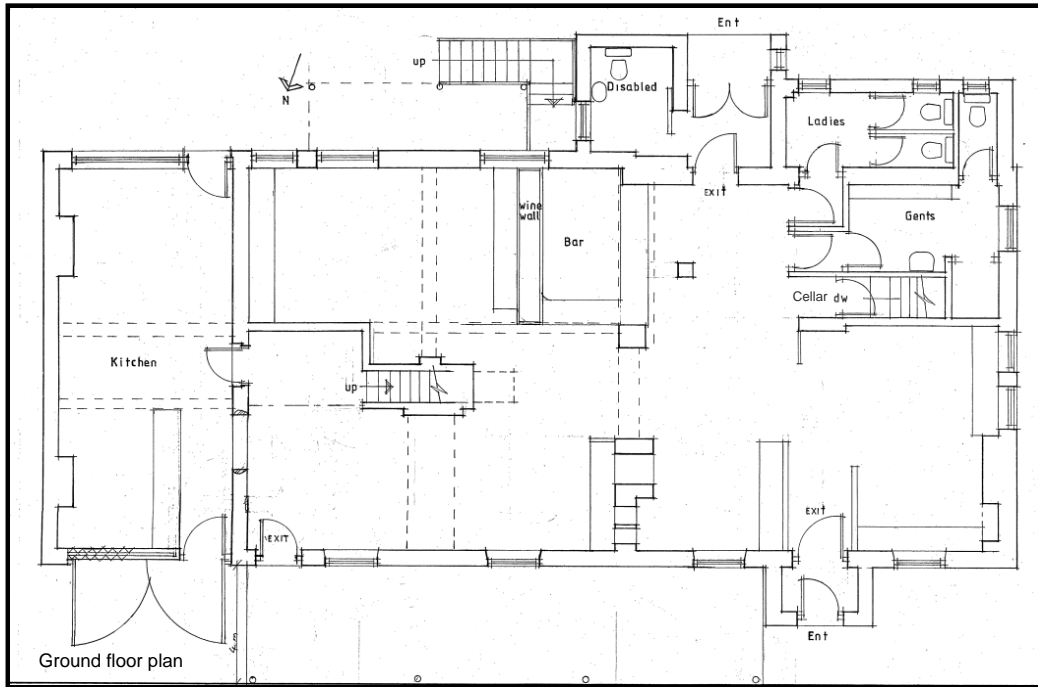
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First floor plan



Ground floor plan

Services: The property has the benefit of all main services.

Please note: Wignalls Chartered Surveyors have not tested any of the above services and interested parties should satisfy themselves as to their presence and working condition prior to completion of leases.

Title & Tenure: The property is offered for let on a flexible leasehold agreement with terms to be agreed with interested parties.

Licence: interested parties should make their own investigation regarding licensing.

Local Authority: West Lancashire Borough Council.

Rateable Value: £69,200.00 pa

Date of Photographs: March 2021.

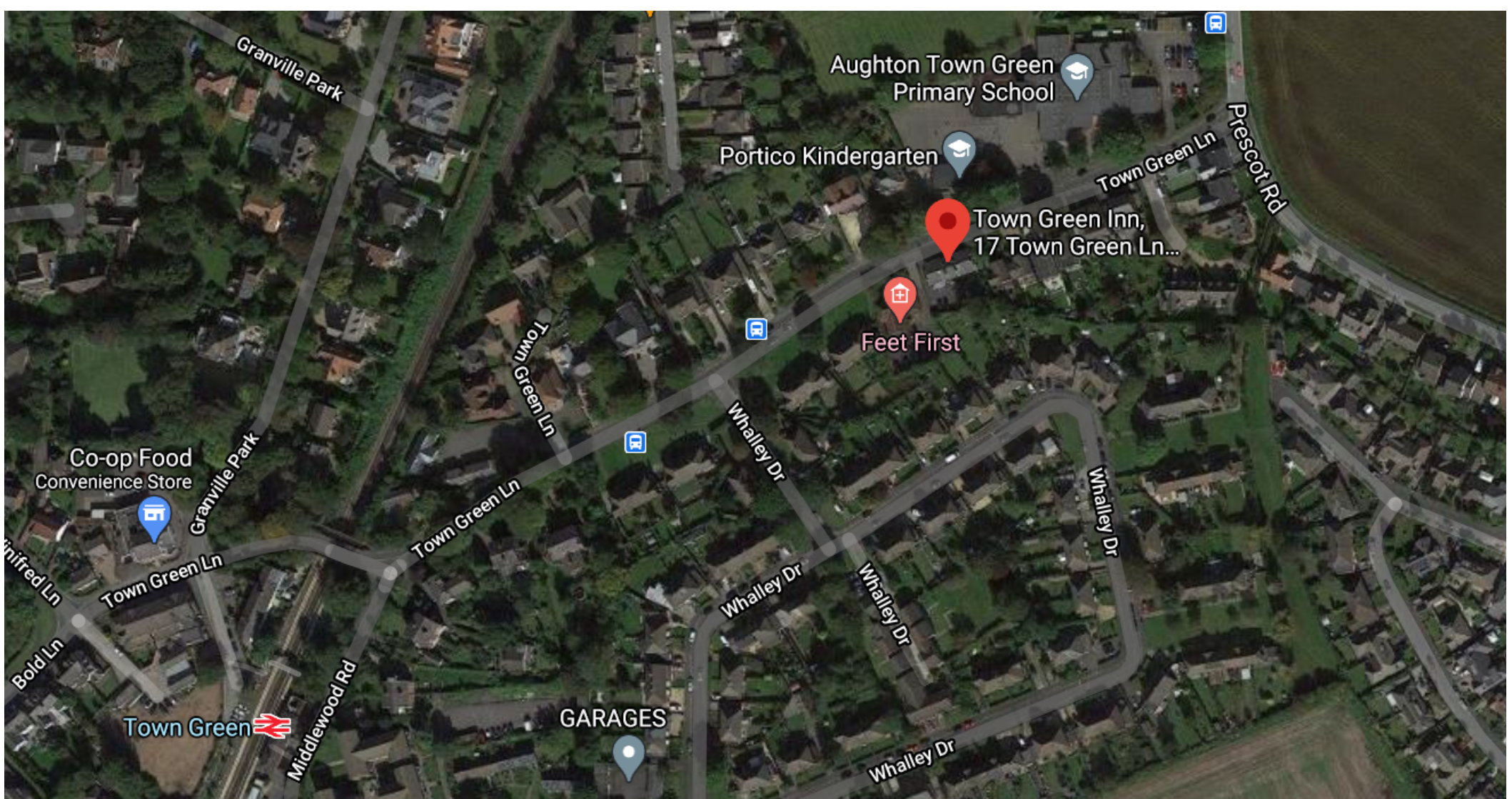
EPC: The property has an EPC rating of 59 - Band C.

Viewings: Viewings are strictly by appointment with the sole letting agents. For the attention of Thomas Wignall BSc Hons MRICS FAAV. Please call the office or email tom@wignallscs.co.uk to arrange a viewing.

Legal: All parties are responsible for their own legal costs.

Money Laundering Regulations Compliance: Please bear in mind, that Wignalls Chartered Surveyors will require from any parties looking to offer on a property, details of any chain, confirmation of the parties ability to fund the unit, solicitors' contact details and 2 forms of identification. We may also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

The floor plan provided is for indicative purposes only - it is not to scale. we calculate the property to be approximately 3,465 square feet GIA



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2. any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of Wignalls Chartered Surveyors has any authority to make any representations or warranty whatsoever in relation to this property.
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5. where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to contract.

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