



Black Bull Inn

Brookhouse, Lancaster, Lancashire, LA2 9JP

Tenure: Freehold

Price: £375,000

Ref: 96228

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Lune Valley village of Brookhouse
- Bar/restaurant (60)
- 4 bedroom owners' accommodation
- Trade garden and car park
- Site area of 0.241 acres
- Currently closed

Location

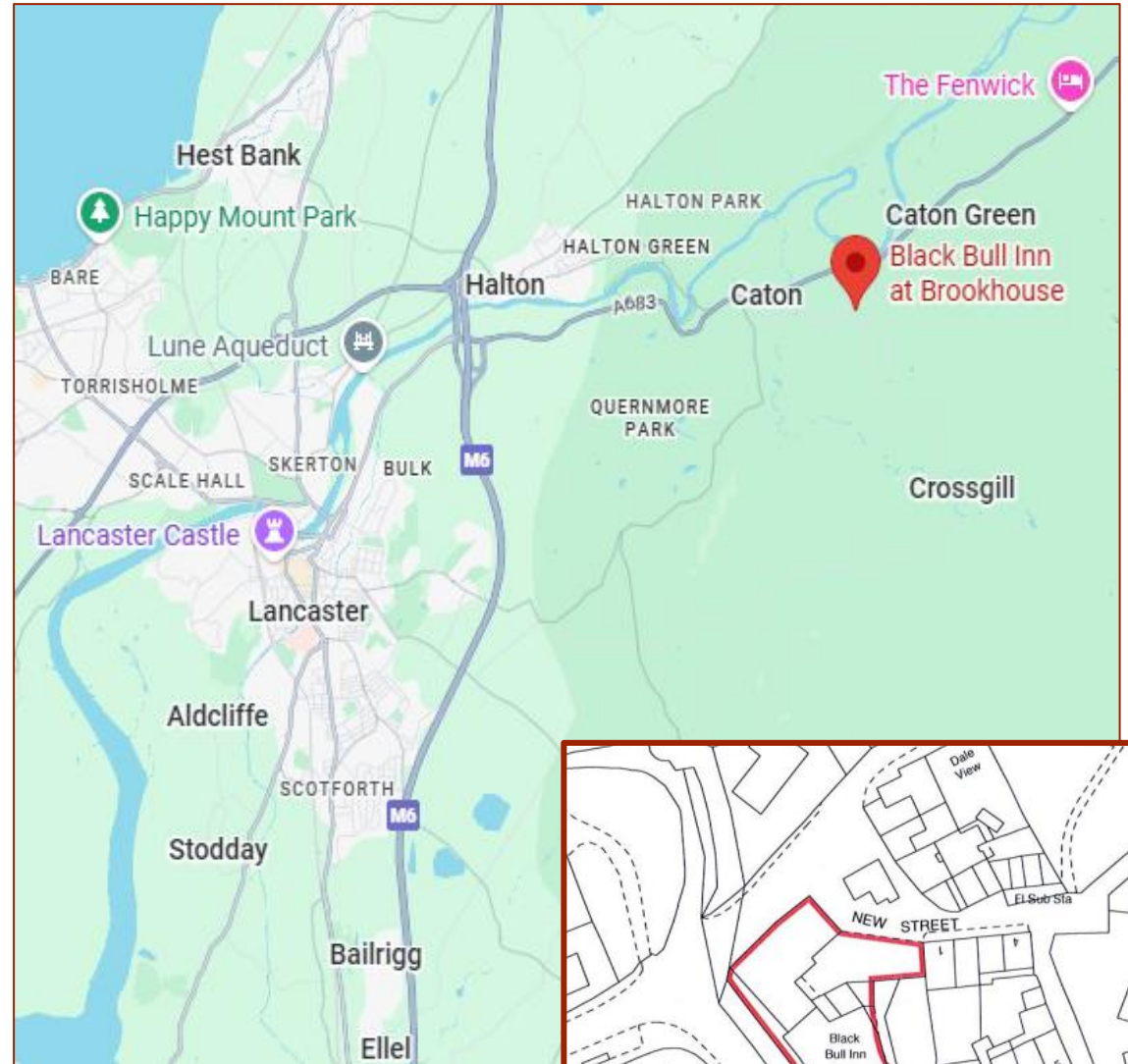
The village of Brookhouse is located in the Lune Valley, Lancashire, approximately five miles northeast of Lancaster and 16 miles southwest of Ingleton and the Yorkshire Dales National Park.

The village lies off the A683 which is served by junction 34 of the M6 motorway.

The Property

The Black Bull Inn is of traditional construction, set over two storeys to the main, under a pitched slate roof. It has multiple outbuildings, a trade garden and a car park, all within a site of approximately 0.241 of an acre.

The premises is not listed but does lie within the Brookhouse Conservation Area.



Trade Areas

GROUND FLOOR

Entrance porch leading to MAIN BAR/RESTAURANT AREA comprising wood, carpet and tile flooring, wood constructed BAR SERVERY with well equipped back bar and loose and fixed seating to accommodate 60 patrons. The main bar/restaurant area also includes a SNUG area and a raised GAMES ROOM. LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS. Basement CELLAR accessed via the main bar.

TRADE KITCHEN with Altro flooring, hood canopy and preparation areas.

Owners' Accommodation

FIRST FLOOR: Spacious LOUNGE. KITCHEN. Four BEDROOMS (three doubles, one single). BATHROOM.

External

Lawned TRADE GARDEN to the rear with decking area. Customer CAR PARK to accommodate ten vehicles.

The Business

Prior to closure, the business was let on a traditional 'Pub Company' style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.









Tenure & Price

FREEHOLD £375,000 to include fixtures and fittings.

The property is elected for VAT. VAT will be levied on the sale price at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

Inventory

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded. An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol for consumption on and off the premises:

Monday to Saturday: 11am to 12 midnight.

Sunday: 12 noon to 12 midnight.

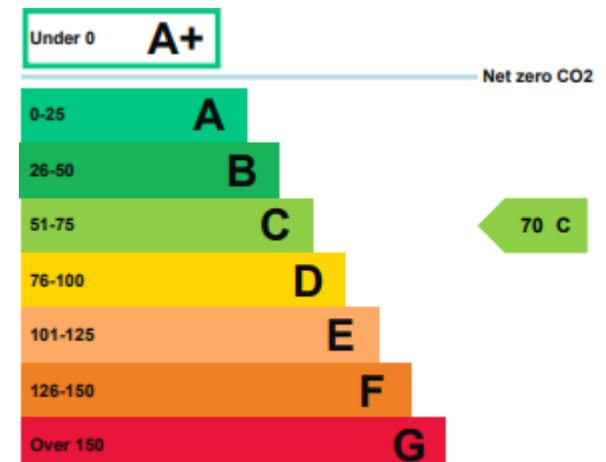
Services

It is the Agent's understanding that all mains services are connected.

Services have not been tested.

Rateable Value: £12,250 from 1st April 2026.

Local Authority: Lancaster City Council.





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Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.