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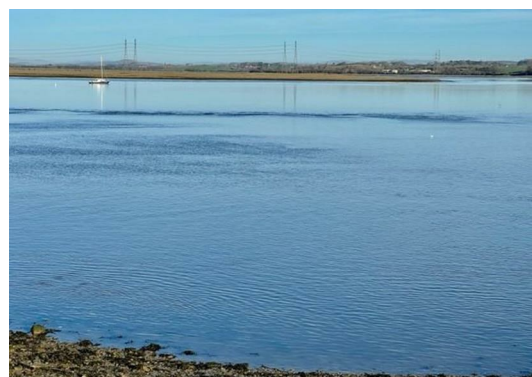
Victoria Inn Victoria Terrace, Lancaster, LA2 0BT

£299,950

FOR SALE - Well known former Public House with rooms in a sought after location at Glasson Dock with car park.

Substantial 3 storey accommodation with Listed Building Consent for various repairs and improvements to the premises. General refurbishment required.

Excellent potential to reinstate the pub and let off rooms in an enviable location with water views to both the front and the rear.



Location

Glasson Dock is a much sought after location, south of Lancaster and extremely popular with sailors due to Glasson Marina and bikers as a meeting place. Regularly frequented by tourists and walkers due to the interest in Glasson Dock and the various nature trails leading from it.

Description

A former public house, The Victoria Inn, requires general refurbishment with Listed Building Consent approved accordingly.

Once fully refurbished the pub can re-open with a number of letting rooms and some staff accommodation.

Substantial 3 storey premises with good sized rooms and excellent potential. Grade 2 listed.

Accommodation

Ground Floor

Front Entrance

Large Bar Area

32'1" x 32'6" (9.785 x 9.912)
Maximum overall measurement including central opening and vestibule.

Rear Bar

22'1" x 15'8" (6.747 x 4.794)

Various Ancillary Rooms

First Floor

Front Room

17'6" x 13'10" (5.340 x 4.223)

Front Room

14'4" x 13'9" (4.391 x 4.196)

Rear Room

14'2" x 13'2" (4.330 x 4.033)

Rear Room

11'9" x 9'6" (3.600 x 2.909)

Side Room

11'1" x 8'5" (3.389 x 2.568)

Back Room

8'1" x 7'11" (2.473 x 2.437)

Bathroom

Second Floor

Front Room

13'10" x 10'6" (4.222 x 3.219)

Front Room

13'9" x 10'2" (4.194 x 3.106)

Front Room

13'8" x 10'7" (4.171 x 3.234)

Bathroom & Separate Toilet

Rear Room

13'9" x 10'3" (4.212 x 3.132)

Rear Room

11'11" x 10'5" (3.649 x 3.182)

Attic Space

Planning Permission

Listed Building Consent has been granted in accordance with a planning application dated 13th July 2022 with written consent dated 23rd April 2023. Application No. 22/00906/LB.

Listed building application for reconfiguration of internal layout and refurbishment of existing public house and hotel accommodation including repairs to the roof, repair ridge tiles, repairs to flashings, replace lead coverings to the front bays, replacement of the underlying and associated joinery, alterations to openings, insertion of new openings, new doors, frames and windows, repair works to front door/external render, repainting of masonry, replacement of all external pipework, insertion of new bar to the existing main bar area, removal of the boat ceiling in the present dining room, installation of en-suites, removal of internal doors, installation of fire doors, retention/replacement of skirting/architraves, alterations to openings, repairs to stairs, repairs to timber floor, installation of new services.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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82 Penny Street, Lancaster, Lancashire, LA1 1XN

T. 01524 69922 | E. info@fwcommercial.co.uk

www.fwcommercial.co.uk