

# HOSPITALITY & LEISURE



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On the instructions of L. Ross and D. M. Riley of Grant Thornton, Joint Administrators of  
Warner Hotels Limited

## For Sale - Freehold

**The Beaufort Hotel, High Lane, Burscough, Ormskirk, Lancashire, L40 7SN**

- 3-star hotel with 21 en-suite bedrooms
  - Bar, bistro and function rooms
  - Prominent corner site fronting A59
  - Large site with parking for 110
- Trades as part of Best Western consortium
- Turnover to December 2008 - £476,000

**Edward  
Symmons**

**0161 216 9197**

[www.edwardsymmons.com](http://www.edwardsymmons.com)



### LOCATION

The hotel is situated a short distance south of Burscough village and occupies a prominent corner position fronting High Lane (A59) at its junction with Pippen Street. The A59, Preston Road, is a busy arterial route which links with A570 Southport Road at Ormskirk, approximately 1 mile south.

The property is located within greenbelt and enjoys a rural aspect to the rear. On the east side of the A59 is Burscough Industrial Estate, while on the opposite side of Pippen Street is a development site with consent for a mixed use non-food scheme.

### DESCRIPTION

The property comprises a purpose built hotel arranged over ground and first floors. The building is constructed with brick elevations beneath tiled roofs and occupies a substantial site which provides parking for up to 110 vehicles.

### ACCOMMODATION

Reception  
Bar Lounge (20 covers)  
Bistro (32 covers)  
Priory Suite (40 covers)  
Repertoires Suite (120 covers)  
21 en suite bedrooms

### RATING

We are advised that the current rateable value is £30,000.

### SERVICES

The property is connected to mains services including water, electricity, drainage and gas and benefits from gas fired central heating throughout, together with air conditioning to the main public areas.

### LICENCES

West Lancashire District Council has granted the hotel a Premises Licence, number 1057.

### THE BUSINESS

The hotel trades as part of the Best Western consortium. Room rates are presently £60 per night excluding breakfast. The hotel is a popular function and wedding venue, which generates a large percentage of the business' food and beverage sales, although there is also a good take up of evening meals by residents.

Accounts for the financial year ended 31 December 2008 show a turnover of £476,487.

### TENURE

The property is held freehold.

### ASKING PRICE

Offers are invited for the freehold interest to include goodwill, trade fixtures, fittings and contents, stock.

### VIEWING

All viewing appointments are to be made through the sole agents, Edward Symmons.

Contact: **Hugh Anderson**

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## Ground Floor, Cloister House, Riverside, New Bailey Street, Manchester M3 5AG

Misrepresentation Act 1967

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