

**Dockers Bar  
Preston Street  
Fleetwood**

**REF: 0PL491M**

- \* Lounge Bar/ Nightclub
- \* Fleetwood, Wyre
- \* Prominent Corner Location
- \* Substantial Property
- \* In Excellent Order Throughout
- \* Fully Independent Freehouse Venue
- \* Strong Trading Accounts
- \* Total Area approx. 4,320.4 sq. ft
- \* Priced to Sell
- \* Viewing Highly Recommended



**DESCRIPTION: \*\*FOR SALE BY AUCTION\*\* On Behalf of Pattinson Auctions,** Kenricks are delighted to offer this Lounge Bar/ Nightclub for Sale.

The Iconic premises are situated on a prominent corner position in the all year round trading area of Preston Street, Fleetwood, in close proximity to Wetherspoons.

The property is of a very high standard internally, fitted out and fully equipped and provides a function room and a games room with a shared bar serving both rooms.

Viewing highly recommended.

**Ground Floor (Approx. 3,950 sq. ft)**

**Open plan games room**

Upholstered seating for 30 patrons, carpet flooring, suspended ceiling, concealed lighting and featuring a full-size Snooker Table and 2 large flat screen TVs.

3 Separate Toilets/ Washrooms

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**Bar**

Dual access bar with 13 pumps and 6 separate optics that simultaneously serves both the games room and the function room/ bar lounge, with security shutters.

**On Floor Cellar (approx. 220 sq. ft)**

Featuring 13 dedicated draught lines.

**Function Room / Bar Lounge (approx.1,836 sq. ft)**

Premium Parquet flooring, suspended ceiling and concealed lighting.

DJ Booth with adjacent office / changing room.

Selection of seating including an elevated seating area.

**BUSINESS:** Excellent trading accounts on application.

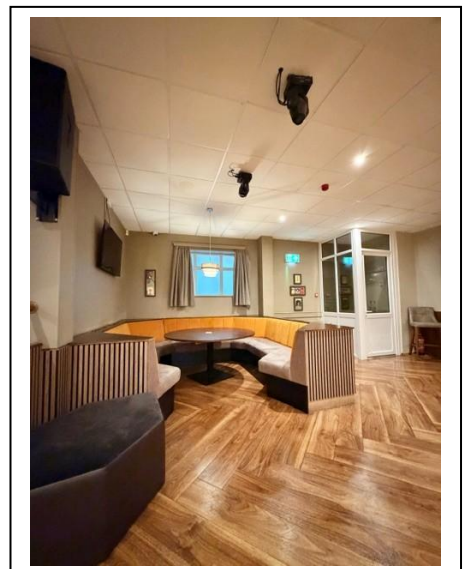
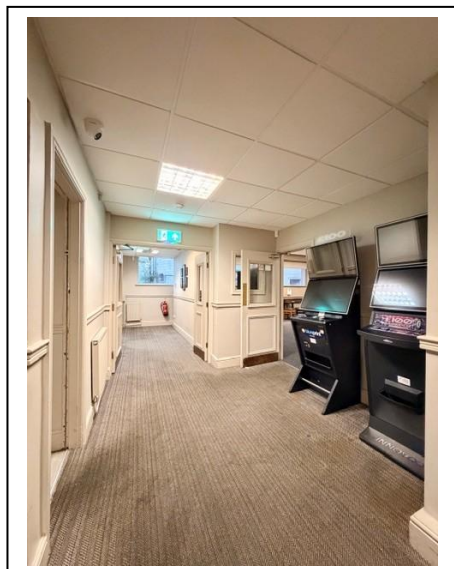
**HOURS:** Monday to Thursday 1pm – 7pm Friday & Saturday 12pm – 2am  
Sunday 12pm – 1am.

**AGENTS NOTES:** The building has a gas boiler room but predominantly uses electric. The premises is heated by electric HVAC systems throughout. Modern CCTV, comprehensive security alarm system and Fire alarm installed.  
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold

**STARTING BID:** £325,000

**VIEWING:** By appointment through Kenricks 01253 420420



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