

# THE THOMAS DRUMMOND

LONDON STREET, FLEETWOOD, FY7 6JE

**FREEHOLD**

LARGE PROMINENT PUBLIC HOUSE  
FOR SALE ON BEHALF OF JD  
WETHERSPOON



# THE THOMAS DRUMMOND

LONDON STREET, FLEETWOOD, FY7 6JE

- **Freehold**
- **Busy town centre location**
- **Prominent position fronting London Street**
- **External rear beer terrace and front beer patio**
- **Extensive well-presented trading area**
- **Short distance to the Esplanade**
- **High standard of fit out**
- **GIA – 590 sq m (6,348 sq ft)**
- **Offers in excess of £350,000 are invited for the benefit of the freehold interest, plus VAT if applicable**
- **Google Street View**

## LOCATION

Fleetwood is a densely populated seaside town in the Wyre borough of Lancashire which is approximately 7 miles north of Blackpool and 17 miles south west of Lancaster. The area is well connected by public transport links with the frequent electric trams system running along the coast line which links Fleetwood to Blackpool.

The Thomas Drummond occupies a prominent location fronting London street within Fleetwood town centre. Surrounding uses are predominantly commercial in nature with nearby occupiers including Subway, Iceland Foods, Ladbrokes and Pound Bakery.

## DESCRIPTION & ACCOMMODATION

The Thomas Drummond comprises a two storey end terraced building of brick construction under a multi-pitched slate roof. There is a front beer terrace laid out to provide seating for 12 customers and to the rear is an enclosed external beer terrace which can accommodate approximately 65 customers.

**Ground Floor:** Traditional trading accommodation with an open plan public bar and lounge area. The bar is located to the rear and seating is provided on both loose and fixed tables for approximately 200 covers. Ancillary areas include kitchen, stores and manager's office.

**First Floor:** The first floor provides customer WC's, beer cellar, staff room and dry stores.

**Second Floor:** The second floor is an extensive plant / boiler room.



# THE THOMAS DRUMMOND

LONDON STREET, FLEETWOOD, FY7 6JE



## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	308.75	3,323
First	Ancillary	222.49	2,395
Second	Ancillary	58.55	630
<b>Total</b>		<b>589.79</b>	<b>6,348</b>

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

Freehold.

## RATEABLE VALUE & EPC

2023 Rateable Value - £57,500

An EPC is in the course of preparation.

## PREMISES LICENCE

The property benefits from a premises license permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

## GUIDE PRICE

Offers are invited for the benefit of our client's freehold interest.

# THE THOMAS DRUMMOND

LONDON STREET, FLEETWOOD, FY7 6JE

## PLANNING

The property is not listed nor situated within a conservation area.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers in excess of £350,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:  
[jjdwdisposals.co.uk](http://jjdwdisposals.co.uk)



# CBRE

**James Brindley**

07827 356616

[james.brindley@cbre.com](mailto:james.brindley@cbre.com)

**Toby Hall**

07785 253055

[Toby.hall@cbre.com](mailto:Toby.hall@cbre.com)



**James Faulkner**

07974034352

[james.faulkner@savills.com](mailto:james.faulkner@savills.com)

**Paul Breen**

07767 873353

[pbreen@savills.com](mailto:pbreen@savills.com)

**DISCLAIMER:** March 2024

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT