



# Case study

**Fleurets**  
a fresh approach

## Sold for alternative use

### Bridge Inn

33 Shawbridge Street, Clitheroe,  
Lancashire, BB7 1LY

Traditional Open Plan Community Local  
Beer Patio / Smoking Area  
Closed & Boarded During Marketing  
3 Bed Private Flat

 Hotels

 Restaurants

 Pubs

 Leisure

#### THE CLIENT

Enterprise Inns

#### THE BRIEF

The pub was previously on the market with another agency at an unrealistic asking price. They had it on the market for over 6 months and had not attracted any interest. Fleurets were instructed to sell the freehold with vacant possession.

#### THE RESULT

The property was sold within 6 months of Fleurets being instructed. We undertook an extensive marketing campaign by advertised the property on our web site, erecting a "for sale board", sending out a buyer alert and contacting known developers. We very quickly attracted interest from various parties who wanted to change the use. The actual buyer bought it through his pension plan and planned to turn into 2 shops.