

HALLIWELL CONSERVATIVE CLUB

409 Halliwell Road, Bolton, BL1 8DE



Key Highlights

- Vacant Social Club
- A Road Frontage
- Located two miles north of Bolton town centre
- Ground and first floor trading accommodation
- Club Area extends to approximately 0.15 acres

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Location

The Property is located fronting the A6099 in the Halliwell area of Bolton, Greater Manchester. Halliwell is a residential area, two miles north west of Bolton town centre.

The Property is situated in a mixed residential area of both social and privately owned homes, predominately terraced, with local businesses fronting the A road.

Property Description

The Property comprises a two storey end terraced social club which was constructed in 1883 (date stone). The elevations are of brick construction set beneath a pitched slate covered roof. To the rear is a single and two storey extension beneath flat felt covered roofs. To the main roof an element appears to incorporate a skylight.

To the rear there is a small enclosed yard, car park for approximately 15 vehicles and an electricity substation.

Overall the site extends to 0.42 acres, although only 0.15 acres is used as club trading accommodation.

Accommodation

The accommodation is arranged over four storeys and is laid out as follows:

Ground Floor

Entrance from Halliwell Road leading into an entrance hall and reception. Central staircase leading to the first floor accommodation.

Member lounge with a bar servery to the side. The lounge is furnished with both fixed and free standing furniture. Customer WC's and a store room.

First Floor

The first floor provides a former games room with raised seating area to the rear and bar servery. Gentleman's WC. Meeting room and office.

Second Floor

Attic accommodation with limited access.

Basement

Beer cellar and stores.

External

Small enclosed yard. Car park for approximately 15 vehicles with gated access from both Nut Street and Wordsworth Street.

Substation

Beyond the car park, and fully fenced off, is the assigned Wordsworth Street Electricity Substation (200105).



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Tenure

The Property is held both freehold and long leasehold.

Asking Price

Unconditional offers are invited. VAT may be applicable.

Planning

The Property is neither listed nor within a Conservation Area.

Rating

The subject Property is entered in the 2017 Rating List with a Rateable Value of £5,100.

Licensing

We understand that the Property traded with the benefit of a Club Premises Certificate.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will also be excluded.

Terms

The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

Legal Costs

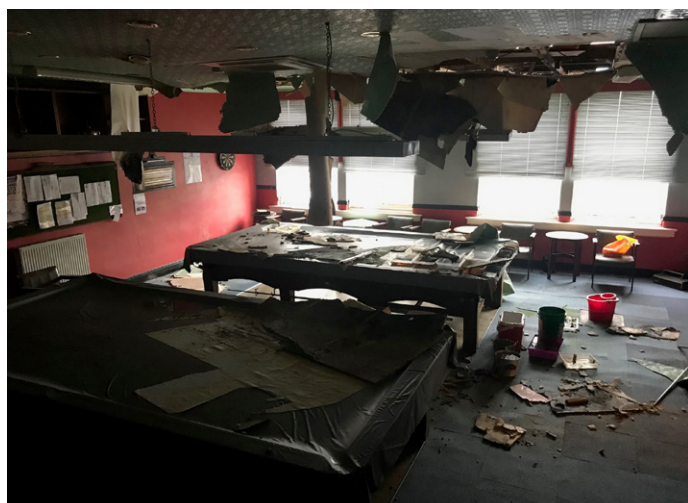
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



Contact

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