

SOCIAL CLUB FOR SALE

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# PEMBERTON CENTRAL WMC

BELLE VUE STREET, PEMBERTON, WIGAN, WN5 9HR



## KEY HIGHLIGHTS

- Detached Two Storey Social Club
- Ground and First Floor Trading Accommodation
- First Floor Stewards Flat
- Bowling Green to the Side
- Site extends to 0.49 acres
- Offers over £200,000

SAVILLS MANCHESTER  
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## Location

The Property is situated fronting Belle Vue Street, close to its junction with the A577 Ormskirk Road, in the locality of Pemberton. Located two miles west of Wigan town centre, Pemberton is a residential area neighbouring the suburb of Orrell.

The locality is residential in nature with local and regional retailers fronting the nearby A road.

## Description

The Property comprises a detached two storey social club which was originally constructed over 100 years ago. The elevations to the original building are of brick construction, partially rendered, set beneath a pitched slate covered roof. To the rear is a single storey flat roof extension which was constructed in the 1960's. To the front there are smaller single and two storey flat roof extensions.

To the side of the building there is a bowling green with associated clubhouse and buildings. To the rear of the social club there is an enclosed service yard.

Overall the site extends to 0.49 acres.

## Accommodation

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

### Ground Floor

Entrance vestibule leading into a reception area and corridor providing access to the trading rooms. To the front there is a games room, which leads into a lounge with further games area. To the rear is a function room with stage, dancefloor and seating over split levels.

The trading accommodation is served by a central bar servery, beyond which is a ground floor cellar and stores. Customer WC's are located off the entrance reception.

### First Floor

The first floor provides a stewards flat with two bedrooms, kitchen with dining area, lounge and bathroom with separate WC. The flat has both self-contained and internal access. The first floor also provides an office and former trading room with bar servery and customer WC's.

### External

Bowling green with associated buildings. The external trading area is accessed through the main entrance and via a side gate.



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## Tenure

The Property is held on a 999 year lease – title number GM960154.

## Asking Price

Offers over £200,000 are invited for the long leasehold interest in the Property. VAT may be applicable.

## Planning

The Property is neither Listed nor within a Conservation Area.

## Rating

The subject Property is entered in the 2023 Rating List with a Rateable Value of £14,500.

## Licensing

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

## 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.

## Energy Performance Certificate

In the course of preparation.

## 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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