

FREEHOLD FOR SALE - OFFERS OVER £300,000

Frodsham Conservative Club

74 Main Street, Frodsham, Cheshire, WA6 7AU



Key Highlights

- Large end terraced social club
- Ground and first floor trading accommodation
- Lounge, games area and function rooms
- Former bowling green to the rear
- Town centre location fronting the A56
- The site extends to 0.27 acres

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Location

The Property is located fronting the A56 in Frodsham town centre. Frodsham is a market town in Cheshire. 16 miles south of Liverpool and 28 miles south west of Manchester

The immediate locality is commercial in nature, surrounded by national and local retailers, with Frodsham train station less than half a mile away.

Description

The Property comprises a two storey end terraced building of brick elevations set beneath a pitched slate covered roof. To the rear is a large single storey flat roof extension.

Externally to the rear there is a former bowling green, small external trading area and gated side access to the main road.

Overall the site extends to 0.27 acres.

Accommodation

Entrance reception leading into a hallway providing access to the lounge and staircase to the upper floor. Central small games room and function room to the rear. Central bar servery to the games and function room, Ancillary accommodation includes customer WC's, domestic style kitchen and ground floor cellar with stores.

The first floor provides a former function room to the front. To the centre and rear there are two meeting rooms and a WC.

Tenure

The Property is held freehold on title number CH295453. Please note that part of the side and rear of the site is yet to be registered.

Asking Price

Unconditional offers over £300,000 are invited for the benefit of our clients freehold interest with vacant possession.

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Rating

The subject Property is listed in the 2023 Rating List with a Rateable Value of £11,000.

Planning

The Property is not listed but it is within the Frodsham Town Conservation Area.

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.

The Business

The Property historically traded as a social club and is presently closed for trade.

Energy Performance Certificate

In the course of preparation.

Legal Costs

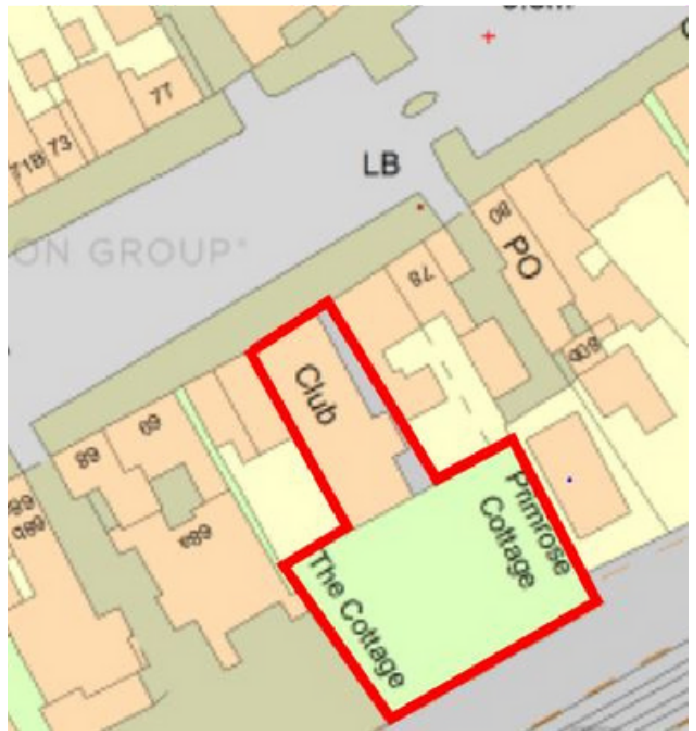
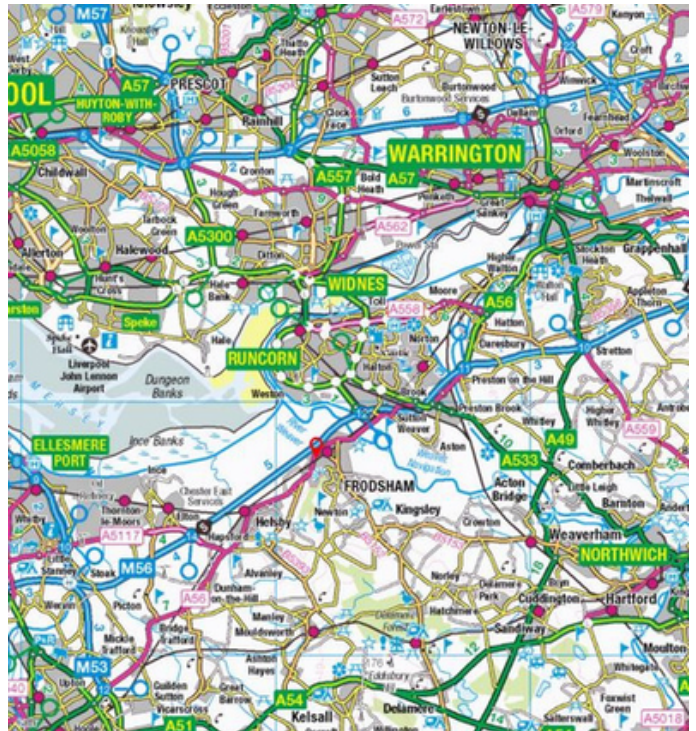
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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.



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