

THE ALPHA CLUB

Southmoor Road, Pontefract, WF9 4LT



Key Highlights

- End Terraced Social Club and Adjoining Terraced House
- Ground Floor Former Trading Accommodation
- First Floor Former Gym and stores
- Fronting the B6273
- The Site extends to 0.18 acres
- Offers over £150,000

SAVILLS MANCHESTER
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Location

The Property is located fronting the B6273 in the town of Hemsworth, West Yorkshire. Hemsworth is located eight miles north west of Barnsley and seven miles south of Pontefract, close to the A628.

The immediate locality is mixed in nature with retailers (e.g. Costa, KFC, and Farmfoods) fronting the Southmoor Road, surrounded by residential.

Description

The Property comprises a two storey end terraced social club which was constructed in 1901. The elevations are of brick construction, set beneath a pitched slate covered roof. To the side and rear are single storey flat roof extensions. Adjoining the club is 24 Southmoor Road, a double fronted mid terraced stewards house.

Please note the Property is in a dilapidated condition throughout.

Externally to the front there is a beer patio with approximately 20 covers, There is an enclosed rear patio for the adjoining house and enclosed pathway to the side and rear of the Property.

Accommodation

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

Ground Floor

Entrance reception leading into a lobby providing access to the former trading rooms. Lounge with interconnecting bar servery to a public bar and games area. Former function room with a stage area and dancefloor. Customer WC's and store rooms.

First Floor

Former gym with changing room and additional store rooms.

Basement

Beer cellar and stores

External

Beer patio to the front.

24 Southmoor Road

Ground floor lounge, dining room and kitchen. Three bedrooms and a bathroom to the first floor. Rear enclosed yard. The house is self-contained with additional internal access into the club.

Tenure

The Property is held freehold on title number WYK725619



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Asking Price

Offers over £150,000 are invited for the freehold 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 £13,500.

Licensing

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

Fixtures & Fittings

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

Services

Please note that all services have been disconnected.

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

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

Viewing

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



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