

Freehold For Sale - Offers over £135,000

# GARSWOOD CONSERVATIVE CLUB

14-15 Station Road, Garswood, Wigan WN4 0SA



## Key Highlights

- Two Storey End Terraced Social Club
- Beer Patio to the Side
- Ground Floor Lounge with Stage
- Car Parking to the Rear
- First Floor Snooker Room
- Close to Garswood Train Station

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## Location

Garswood is a village in the Metropolitan Borough of St Helens, Merseyside. The village is close to Ashton-in-Makerfield and five miles south of Wigan town centre.

The Property is situated fronting Station Road, at its crossroads with Victoria Road and School Lane. Nearby is Garswood train station and the village is close to junction 24 of the M6. The locality is residential in nature, comprising privately owned terraced and semi-detached homes, with local businesses close to the train station.

## Description

The Property comprises a two storey end terraced social club which was constructed in 1895. The elevations are of brick construction, partially rendered, set beneath a pitched tile covered roof. To the side and rear, the Property has been extended with a single storey flat roof extension.

Externally to the side there is a beer patio and car parking for four vehicles to the rear.

Overall the Property extends to approximately 0.1 acres.

## Accommodation

Entrance reception from the side leading into an open plan lounge with stage area to the front. Central bar servery with ground floor beer cellar and stores. To the front, there is a separate entrance with customer WC's and artiste changing room.

The first floor provides an open plan games room, with office, storeroom and boiler room. Former bar servery with store.

## Tenure

The Property is held freehold on title number MS348194.

## Guide Price

Unconditional offers over £135,000 are invited for the benefit of our clients freehold interest with vacant possession. VAT may be applicable.

## Rating

The subject Property is listed in the 2023 Rating List with a Rateable Value of £6,500.

## Planning

The Property is neither Listed nor within a Conservation Area.

## Licensing

The Property traded with a Premise 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.



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**The Business**

The Property traded as a wet led social club.

**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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