

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

SAVILLS MANCHESTER
Belvedere, 12 Booth Street Manchester
M2 4AW

+44 (0) 161 602 8666

[savills.co.uk](https://www.savills.co.uk)

savills

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.



SAVILLS MANCHESTER
Belvedere, 12 Booth Street Manchester
M2 4AW

+44 (0) 161 602 8666

savills.co.uk

savills



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

Jeff Wraith
+44 (0) 7825 626 666
jeff.wraith@savills.com

James Faulkner
+44 (0) 7974 034 352
james.faulkner@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | May.2024

