



Cross Keys

Freehold

Offers in the Region of **£425,000 Plus VAT**

Cross Keys, Bolton Road, Ashton in Makerfield, Wigan, WN4 8PA

AT A GLANCE

- Town Centre Location
- Currently Closed
- Fronting Busy A58
- Partly Refurbished Public House
- Suitable for Alternative Use STPP
- 2 Floor Trading Area

Viewing And Further Information

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PROPERTY

An end terrace building of brick construction extending to 2 storeys dating back to 1850. Inner entrance porch leading through to a large 'L' shaped trading area with stairs leading up to the first floor trading area. Internally it has been partly refurbished with the installation of 3 phase electric supply, the whole building has been re-wired and re-plumbed, ladies and gentleman's toilets have been tiled and just ready for the fittings to be installed. To the basement is a large cellar housing the beer cellar and additional storage areas. Although the property would make an excellent public house it does offer other potential uses subject to planning permissions.

PLANNING

We are advised that the property is not listed but does sit in a flood zone.

UTILITIES

All mains services are connected.

MEASUREMENTS

Building footprint of 2,310 Sq Ft (231 Sq M) on a plot size of 0.064 acres. Measurement's taken from a digital mapping platform.

FIXTURES & FITTINGS

The property is empty and no fixtures and fittings are included.



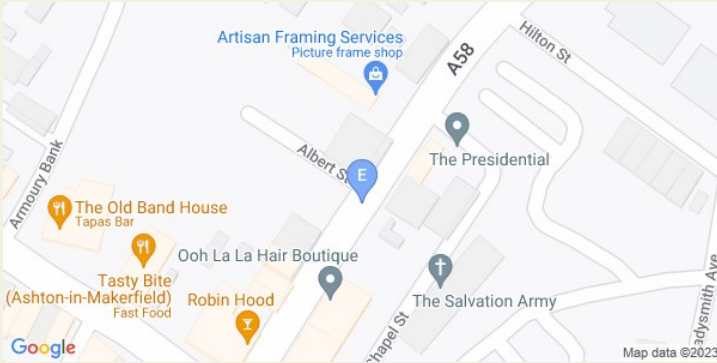
THE BUSINESS

The property is currently closed

RATES & CHARGES

The area is administered by Wigan Council and interested parties should make their own enquiries with the non domestic rates department.





LOCATION

The Cross Keys is located fronting the A58 Bolton Road at the busy traffic light junction with Wigan Road in the centre of this bustling town. Ashton in Makerfield is a popular market town just 4 miles from Wigan town centre and some 17 miles east of Liverpool City Centre. Immediately to the rear of the pub is Aldi Supermarket with a large car park and other surrounding buildings are made up of other public houses and local retail businesses.



EPC



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