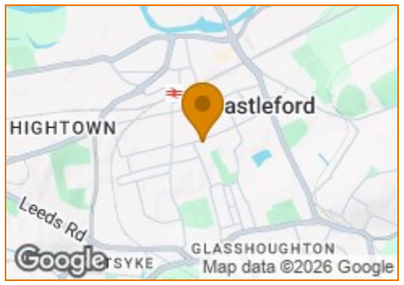
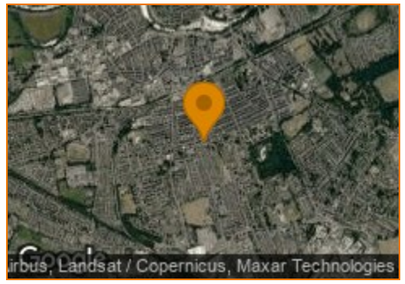
BOULTONS

Terrain Map



Hybrid Map



Terrain Map

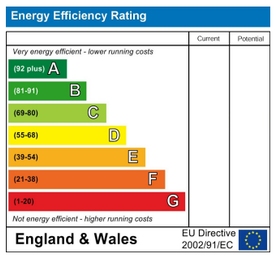


Floor Plan

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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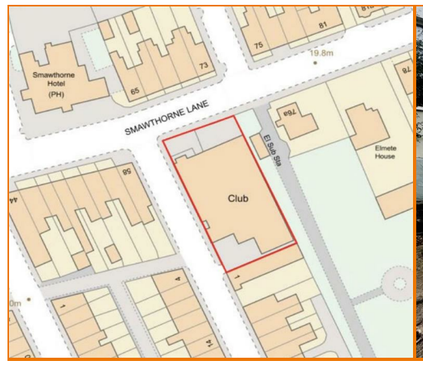




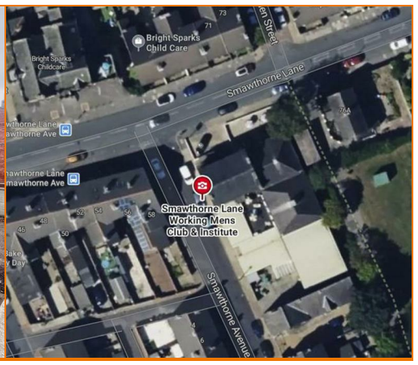
Smawthorne Lane Working Mens Club

Smawthorne, Castleford, WF10 4EP

Auction Guide £90,000







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FOR SALE BY AUCTION, OFFERED ON BEHALF OF ADMINISTRATORS.

Located in a prominent position on Smawthorne Lane is this impressive detached former working men's club.

Offering a unique opportunity for potential buyers. Spanning an expansive 7,256 square feet, the property boasts numerous spacious function rooms, bar area, office, beer cellar plus a well-proportioned stewards apartment over the social club. In addition there is a useful parking area and yard making it a versatile space suitable for a variety of uses, subject to the necessary consents.

The location is particularly advantageous, situated in a bustling area near the town centre, ensuring easy access to local amenities and transport links.

For the right user this property offers the potential for a thriving business, development opportunity or community hub.

This property is being offered for sale by traditional auction through our online auction platform. We are pleased to be working in joint agency with Michael Steel and Co, ensuring a comprehensive service for prospective buyers.

Whether you are looking to invest in a commercial venture or seeking a unique property with stacks of potential, this former working men's club is a remarkable opportunity not to be missed.

LOCATION

The property is located fronting Smawthorne Lane at its junction with Smawthorne Avenue, approximately one mile to the North West of Castleford and with Pontefract approximately two miles to the South East. This is an area of mixed land use within one and a half miles of Junction 32 of the M62 motorway.

DESCRIPTION

The social club premises comprise a substantial detached two storey brick building with attic, cellar and two storey extension.
Th social club accommodation includes bars, concert hall, snooker room, club office, reception and WCs. The upper floors provide three bedroomed steward/manager's flat with useful attic stores and beer cellar/storage.
The property occupies a site which includes a beer garden terrace and enclosed rear yard/parking.

ACCOMMODATION

UPPER FLOOR

Steward/manager's flat amounting to circa 124.25 sq m (1,377 sq ft) comprising of sitting room, kitchen, bathroom, 3 bedrooms and 2 further attic rooms

GROUND FLOOR

And single storey club premises comprising 549.93 sq m (5,919 sq ft).

LOWER GROUND FLOOR

Beer cellars and stores

SERVICES

Mains electricity, gas, water and drainage are connected to the property. The services have not been tested and prospective purchasers must satisfy themselves with regard to condition and capacity.

TENURE

Freehold

EPC

To be confirmed

RATING

Through Enquiries of the Valuation Office website the premises are assessed for business rates as follows: £19,500.

AUCTION INFORMATION

OPEN TO BID FROM 1PM ON 26.11.26 FOR 24 HOURS: CLOSING BIDS 1PM 27.11.26

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID

CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which will become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See online catalogue for full explanation.

HOLDING FEE

£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

JOINT AGENCY INFO

This property is offered as joint agency with Michael Steel and Co

COUNCIL TAX BAND C





