

FREEHOLD FOR SALE OFFERS OVER £200,000

HORWICH CONSERVATIVE CLUB

123 Church Street, Horwich, BL6 7BR



Key Highlights

- Freehold social club
- Ground and first floor trading accommodation
- One bed steward accommodation
- Site extends to approximately 0.11 acres

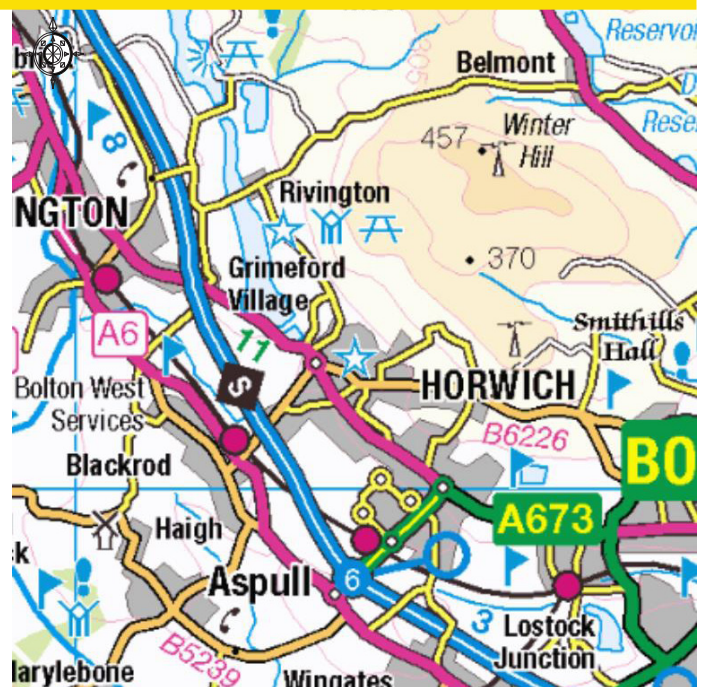
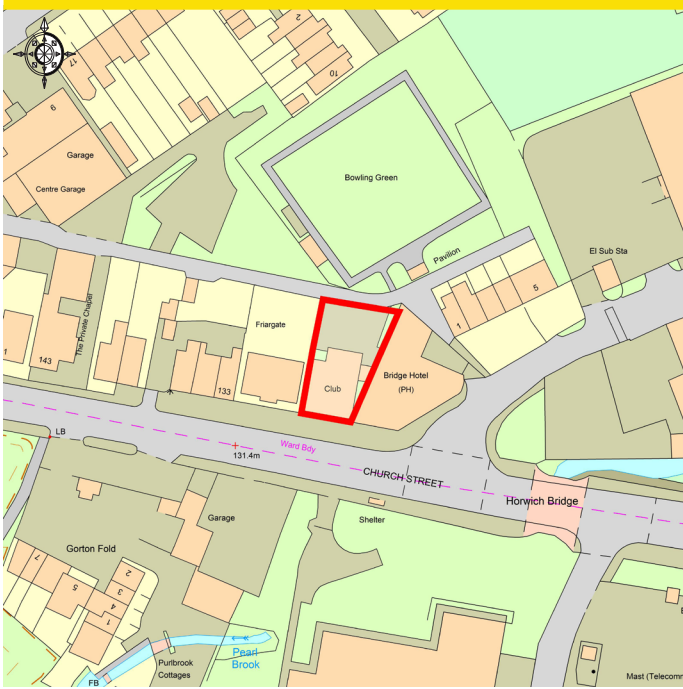


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Location

The Property is located in the town of Horwich in the Metropolitan Borough of Bolton, Greater Manchester. The town lies at the southern edge of the West Pennine Moors, six miles northwest of Bolton and 20 miles northwest of Manchester.

The Property is situated on the edge of the town centre, fronting the B6226, opposite Horwich Leisure Centre. The locality is residential in nature with local businesses fronting the B road.

Property Description

The Property comprises a part two/three storey semi-detached building constructed in 1887. The elevations are of brick construction, with stone frontage, set beneath a pitched slate covered roof. To the rear there is a three storey extension beneath a flat felt covered roof. Due to the nature of the site there is ground floor access to the basement from the rear.

To the rear there is a beer patio and unmarked car park for approximately eight vehicles.

Overall the site extends to 0.11 acres.

Accommodation

The accommodation is arranged over four storeys with the ground floor, main entrance from Church Street, leading into an entrance reception and members lounge and games room to a central bar servery. Disabled WC.

The first floor holds a function room with stage area and dancefloor, bar servery, catering kitchen, customer toilets and artiste changing room.

Living accommodation providing one bedroom, bathroom and lounge with kitchenette are on the second floor.

The Property also features a basement, beer cellar and stores and external beer patio and car park to the rear.

Contact

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Tenure

The Property is held freehold on two separate titles.

Asking Price

Offers over £200,000.

Planning

The Property is within Horwich Town Centre Conservation Area.

Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £6,100.

Licensing

We understand that the Property traded with the benefit of a Club Certificate.

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.

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.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing

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