

FOR SALE - FREEHOLD SOCIAL CLUB

COLLEGIAN SOCIAL WORKING MEN'S CLUB

Gage Street, Lancaster, LA1 1UH



Key Highlights

- City Centre Social Club
- Trading Accommodation Arranged Over Three Floors
- Ground Floor Games Area and Members Lounge
- Commercial Locality within Lancaster City Centre
- Site extends to 0.05 acres
- Offers Invited

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
Manchester M2 4AW

+44 (0) 161 602 8666

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LOCATION

The Property is located fronting Gage Street, just off the A6 and Dalton Square, within Lancaster city centre. Lancaster is the county town of Lancashire, positioned on the River Lune, three miles south east of Morecambe and five miles east of Heysham.

The immediate locality is predominantly commercial in nature, 0.1 miles from Lancaster Town Hall on Dalton Square and 0.5 miles from Lancaster railway station.

DESCRIPTION

The Property comprises a three storey social club of stone construction set beneath a multi-pitched, slate covered roof. To the side west-facing elevation, there appears to be a two storey extension to the first floor and second floors of the Property beneath a flat roof.

Overall, the site extends to 0.05 acres.

ACCOMMODATION

The accommodation is laid out over three storeys as follows:

Ground Floor

Entrance vestibule leading into a reception desk and main staircase with access to the first floor and second floor. The ground floor provides open plan trading accommodation including a games area, members' lounge and public bar. The lounge and games area is furnished with both fixed and freestanding tables and chairs for approximately 70 customers.

Beyond the bar servery, there is a plant room, customer WCs, beer cellar and associated stores.

First Floor

The first floor provides a function room with a bar servery and stage area. The first floor trading area is furnished with fixed perimeter seating, as well as loose tables and chairs, for approximately 95 customers. Ancillary areas include customer WC's, stores and a manager's office.

Second Floor

To the second floor, there is a former function room in a dilapidated condition with a stage area and bar servery. Ancillary accommodation includes customer WC's and stores.

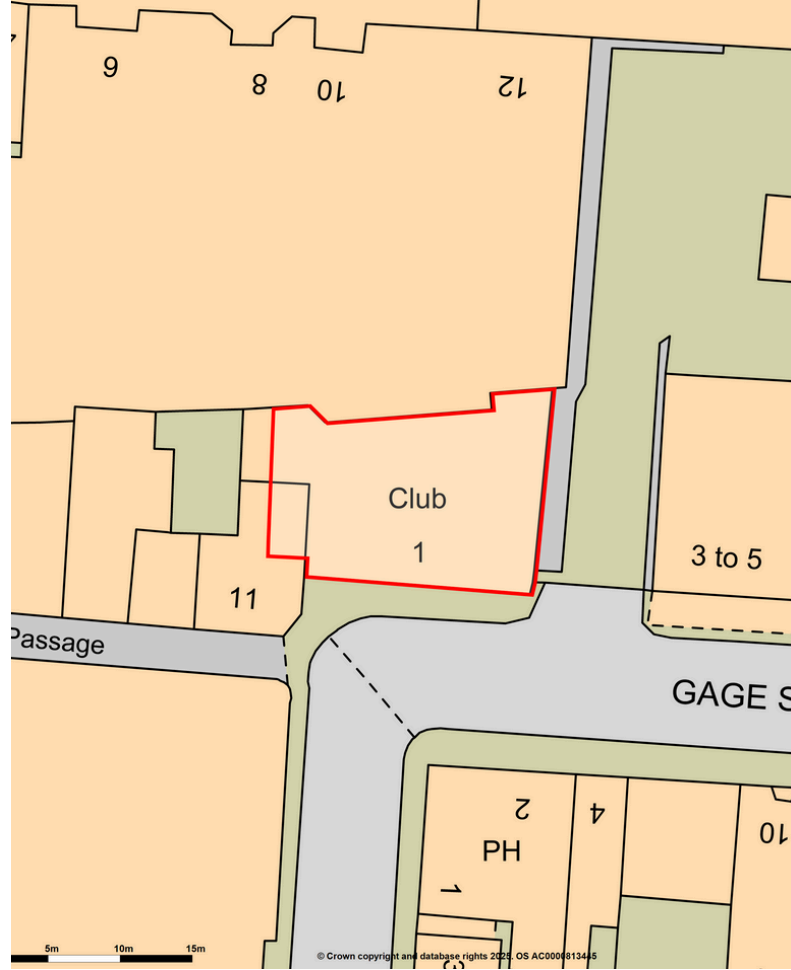
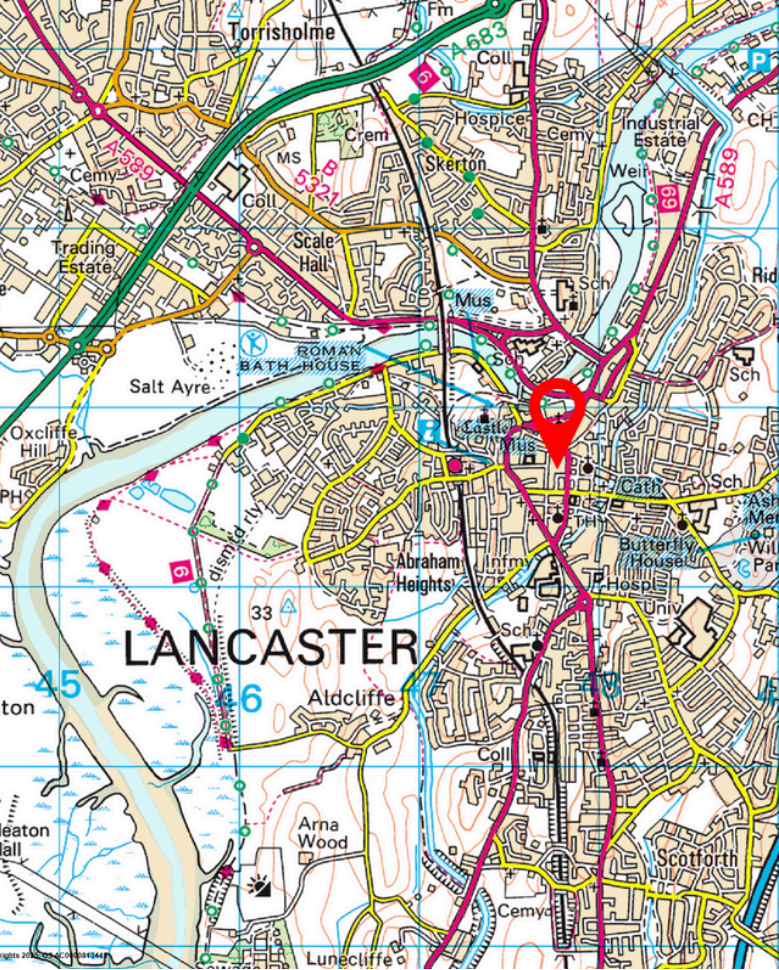


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TENURE

The Property is held freehold on title number LAN140450.

ASKING PRICE

Offers are invited for the freehold interest in the Property. VAT may be applicable.

PLANNING

The Property is not listed but it is located within Lancaster City Centre Conservation Area.

RATING

The subject Property is entered in the 2023 Rating List with a Rateable Value of £9,100.

LICENSING

The Club traded with a Club Premises Certificate. The business is no longer trading.

FIXTURES & 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.

EPC

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 require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

VIEWINGS

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

CONTACTS

For further information please contact:

Jeff Wraith

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

James Faulkner

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

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