Frank Harrington Associates

CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

RICS

On the Instructions of the Archdiocese of Liverpool

FOR SALE or TO LET

Former Social Club, Wargrave Road, Newton-Le-Willows, WA12 8EW

9,300 sq ft Building approx: Site area 0.68 acres approx. or Redevelopment Potential

General Description

A former Social Club constructed of brick under felted roof currently providing a function suite, games room, lounge bar, 2 meetings rooms and associated kitchen/WC accommodation together with bar areas and beer cellar. The car park is marked out for 50 car spaces.

Planning

Interested parties must make their own enquiries of the Planning Authority.

Local Authority

St Helens Borough Council.

Services

All mains services are connected.

Viewing

The site can be viewed externally. Internal viewing by appointment.

Adjoining Property

There is building located within the corner of the site which is Let to a Betting Shop operator. Access will need to be retained through the car park areas to this unit.

Method of Disposal

Purchase Price:
Offers are Invited. Guide Price £350,000.

Lease Terms:
Proposals are Invited. Guide Rent £30,000 per annum.

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