



- **Substantial former public house**
- **Prominent corner plot of approximately 0.12ha (0.30 acre)**
- **Leasehold for 99 years from 1956 (36 years unexpired)**
- **Extensive accommodation over three levels**
- **Lapsed planning for residential**
- **Offered at a low reserve to ensure sale**

Ground Floor

Front Entrance 7.38sqm
Main Trading Area 66.35sqm
Central Bar
Rear Hallway
Ladies WC 10.32sqm
Gents WC 8.23sqm
Kitchen 17.72sqm
Pantry 2.84sqm
Lounge 49.49sqm
Total 162sqm (1746sqft)

Front Bedroom 2 2.65m x 4.10m
Front Bedroom 3 3.63m x 5.27m

Outside

The property occupies a site of approximately 0.12ha (0.30 acre) with rear car park

Tenure

The property is Leasehold for 99 years from 7th February 1956 (36 years unexpired) with an annual ground rent of £110.

Basement

Front Room One 16.81sqm
Front Room Two 37.31sqm
Front Room Three 33.94sqm
Rear Room 16.04sqm with outer door
Basement Garage 14.84sqm
Rear Store 12.79sqm
Rear Entrance Hall
Boiler Room 15.23sqm
Store 9.02sqm
Total Basement 156sqm (1678sqft)

EPC Rating C

A full copy of the EPC will be available to view via our website

VIEWING By appointment with
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First Floor – Residential Accommodation

Landing
Bathroom 2.97m x 2.45m
Storeroom 2.46m x 1.33m
Sitting Room 5.33m x 3.79m
Dining Room 4.12m x 2.57m
Front Bedroom 4.10m x 3.38m