

FOR SALE OR TO LET

SUITABLE FOR OCCUPATION OR DEVELOPMENT
7,164 SQUARE FEET (665.5 SQUARE METRES)
ON 0.73 ACRES (0.3 HECTARES)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

PRICE AND RENTAL ON APPLICATION



ALL SAINTS CATHOLIC CLUB, HIGH STREET, GOLBORNE WA3 3BG

LOCATION

The property is located in Golborne within the metropolitan borough of Wigan, Greater Manchester. It is located 6 miles from Warrington, approximately 5 miles southwest of Wigan and 13 miles west of Manchester.

The town benefits from good transport links, being close to the M6 and M62 motorways, providing connectivity to nearby urban centres.

The property is located on the west side of High Street (A573) on the southern edge of the Golborne Town Centre. The property is located to the rear of the All Saints Church and churchyard.

DESCRIPTION

The property comprises a detached single storey social club with extensive car parking. The club comprises two function rooms and ancillary facilities including stores, W.C.s and a kitchen.

The property is in reasonable repair and condition and the roof covering was recently replaced.

The access road from the High Street is unadopted.

PRICE / RENT

Available upon request.

FLOOR AREA

The property extends to approximately 7,164 square feet (665.5 square metres).

SITE AREA

The site extends to approximately 0.73 acres (0.3 hectares).

SERVICES

All mains services are available to the site.

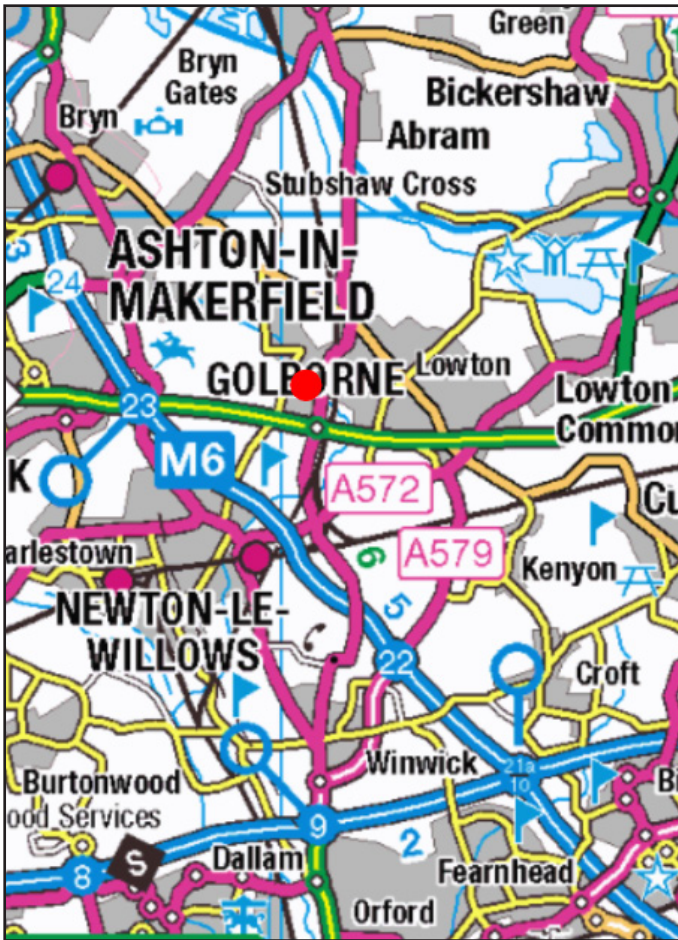
TENURE

Freehold

EPC

Available upon request.

ALL SAINTS CATHOLIC CLUB, HIGH STREET. GOLBORNE WA3 3BG



LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared April 2025

