

FOR SALE Public House Premises / Development Site

On a site of approximately 0.25 acres



For Identification Only – Not to Scale



- **Potential development site** (subject to planning)
- **High profile position**
- **Close to junction 25 of M6**
- **Residential location**

**The Wheel, 16 Worsley Mesnes Drive,
Worsley Mesnes, Nr Wigan, WN3 5TE**

SITUATION

The property is situated on Worsley Mesnes Drive, close to the junction with Mesnes Avenue and Tyrer Avenue. The premises are approximately 1 mile from the town centre and 2 miles from junction 25 of the M6 motorway.

DESCRIPTION

The property is a purpose built, brick, part two-storey, part single-storey, public house, under a flat roof.

ACCOMMODATION

TBC

TENURE

We understand the premises are held by a long leasehold for a term of 99 years from 11 October 1967, at a rental of £3,500 per annum.

PRICE

OIRO £50,000

RATES

To be confirmed.

VAT

Prices, where quoted, are exclusive of, but may be liable to, VAT.

EPC

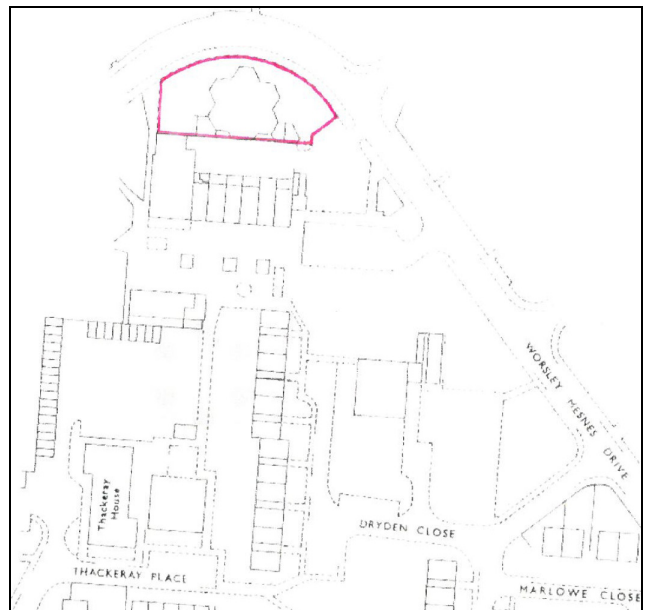
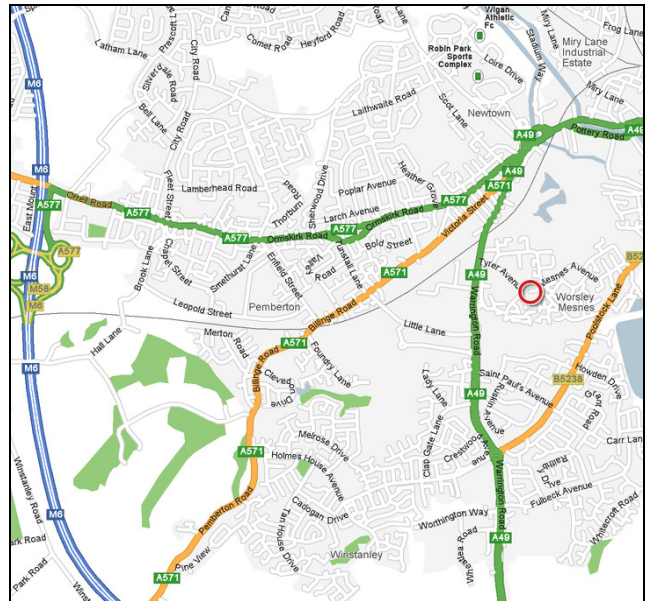
We believe that an Energy Performance Certificate has been commissioned and a copy will be made available upon request.

PLANNING

We understand that the property benefits from the necessary consents and approvals for its current use.

Prospective Purchasers should, however, check the current Planning Consent.

In addition to the existing use, the property may well have some potential for redevelopment for an alternative use, subject to obtaining appropriate Planning Consent. In this regard, prospective Purchasers are asked to make their own enquiries of the Local Authority, Wigan Council (01942 404 364).



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VIEWING

Strictly by appointment with the agents NOLAN REDSHAW.

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