

Licensed Leisure Kings Arms

Ashton-in-Makerfield, Wigan, WN4 9PL

For Sale



- Guide Price - £195,000
- Tenure – Freehold
- EPC Rating – D-81
- Busy town centre location
- Opportunity to develop the function room to increase turnover
- Free of tie considered with the right licensee

Savills Manchester
Belvedere, 12 Booth Street
Manchester, M2 4AW

+44 (0) 161 236 8644

savills.co.uk

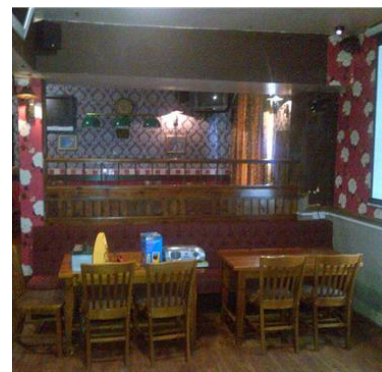
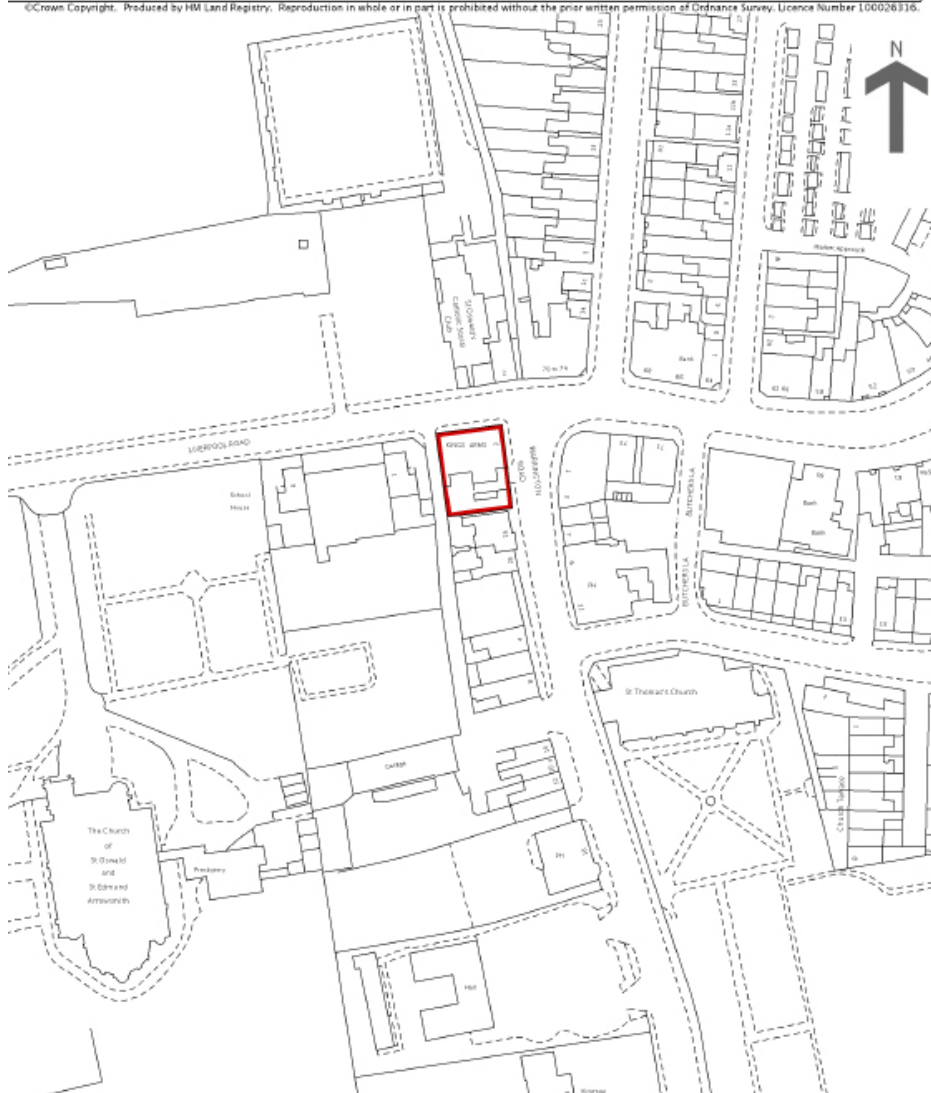
savills

HM Land Registry Official copy of title plan

Title number **GM946033**
Ordnance Survey map reference **SJ5799SE**
Scale **1:1250**
Administrative area **Greater Manchester :**
Wigan



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 1000269316.



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd.
NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

VAT

VAT will be payable in addition to the purchase price. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form; Certificates to Disapply the option to tax; buildings to be converted into dwellings etc. The HMRC suggests all parties completing the certificate read; Notice 742a Opting to Tax Land & Buildings. A copy can be found at www.hmrc.gov.uk.

Savills Private Finance

Funding for this transaction can be arranged by Savills Private Finance. Please contact Russell Hall on 0161 2447797 or alternatively email Rahall@savills.spf.co.uk.

Contact

Peter Scholes
+44 (0) 161 277 7227
pscholes@savills.com

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | February 2018

savills