

# LEYLAND CONSERVATIVE CLUB

67-69 TOWNGATE, LEYLAND PR25 2LR

**FREEHOLD FOR SALE - OFFERS OVER £225,000**

LEYLAND CONSERVATIVE CLUB

savills



LEYLAND CONSERVATIVE CLUB

Library  
Courts  
Civic Centre  
Leisure Centre

Market  
British Commercial  
Vehicle Museum



## HIGHLIGHTS INCLUDE:

- Two Storey Semi Detached Social Club
- Ground and First Floor Trading Accommodation
- Members Bar with Games Area & Function Room
- Former Office Accommodation
- Town Centre Location
- The Site Extends to 0.1 Acres

## LOCATION

The Property is located fronting the B5254 Towngate in Leyland town centre. Leyland is a town in the South Ribble district of Lancashire, six miles south of Preston.

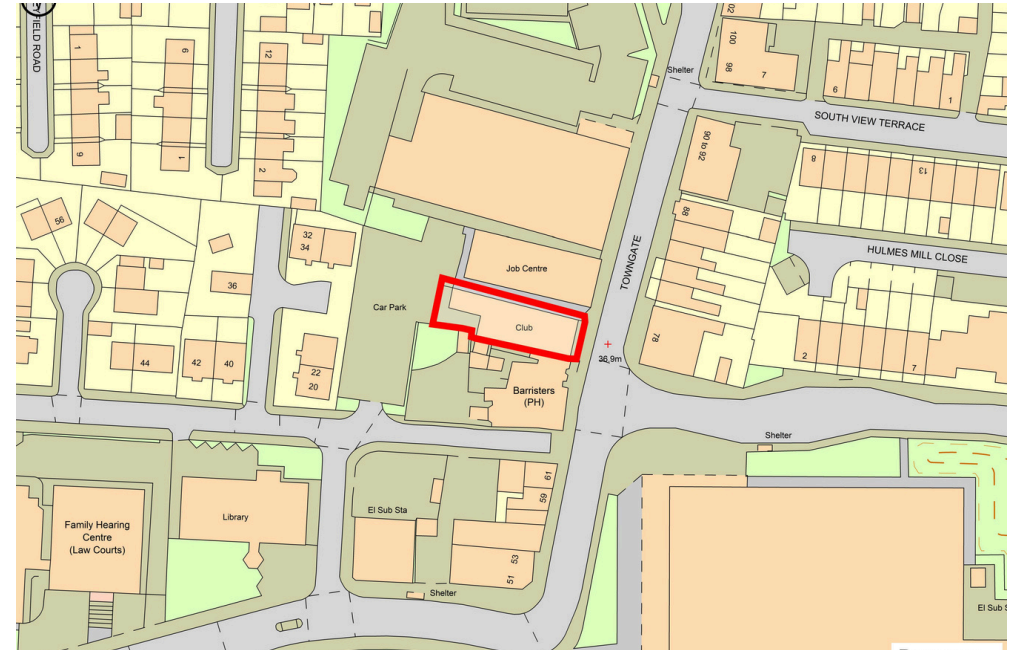
The Property is situated in the town centre, with Towngate being a main route, in a commercial locality. Nearby operators include Tesco Extra and Home Bargains .Leyland Train Station is less than one mile away.

## DESCRIPTION

The Property comprises a semi detached two storey social club, which was constructed in the late 1980's. The elevations are of brick construction, set beneath a pitched slate covered roof, with a single storey flat roof extension to the rear.

To the rear there is an enclosed service yard and telecommunications mast to the rear elevation.

Overall, the site extends to 0.1 acres.



## ACCOMMODATION

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The accommodation is laid out over three floors as follows:

### Ground Floor

Entrance reception leading into the members lounge, which is served by a single bar servery. To the rear there is a games area with further seating. The room is furnished with both fixed and freestanding furniture. Ancillary accommodation includes customers WC's, office and plant room.

### First Floor

The first floor provides a function room with bar servery and dancefloor. Customer WC's, store rooms and a domestic style kitchen.

### Vacant Office Accommodation

The first floor provides two rooms configured to provide offices. The offices have a separate external entrance to the front, with a shared internal staircase with the function room.

### Basement

Beer cellar and stores.



## TENURE

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The Property is held freehold on title number LA628728. The leasehold title on the register, LAN200181, will be extinguished. To the rear of the Property there is a telecommunications mast, details of which are which are to be provided.

## GUIDE PRICE

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Unconditional offers over £225,000 are invited for the benefit of our clients freehold interest. VAT will not be applicable.

## RATING

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The Property is listed in the 2026 Rating List with a total Rateable Value of £40,600. This comprises of the club at £7,600, the telecommunications mast at £15,750 and the combined office space at £17,250.



## PLANNING

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The Property is neither listed nor within a conservation area.

## LICENCE

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The Property is held with a Premises Licence.

## FIXTURES & FITTINGS

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No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## THE BUSINESS

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The Property traded as a wet led social club

## EPC

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In the course of preparation.

## LEGAL COSTS

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Each party to be responsible for their own legal and professional costs incurred in this transaction. The sale is conditional on a Joint Capital Allowance election being made to HMRC by the Seller and Buyer on completion.



## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

## CONTACT

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