

# DROITWICH WORKING MEN'S CLUB

105-107 FRIAR STREET, DROITWICH SPA, WR9 8EG

**FOR SALE - FREEHOLD SOCIAL CLUB**





sky SPORTS LIVE 1980

FRIAR STREET

RICKETTS LANE

DROITWICH  
C&A AFFILIATED

DROITWICH  
C&A AFFILIATED

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## HIGHLIGHTS INCLUDE:

- Town Centre Social Club
- Trading Accommodation Arranged Over Two Floors
- Ground Floor Games Area, Function Room, and Members Lounge
- Commercial Locality within Droitwich Spa Town Centre
- Site extends to 0.11 acres
- Offers over £275,000

## LOCATION

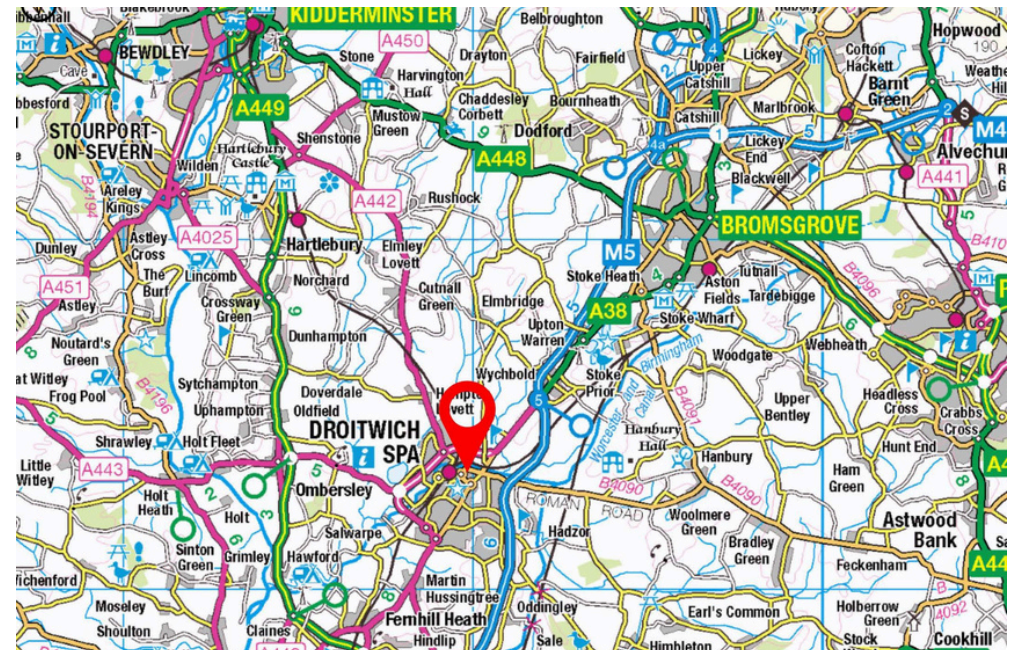
The Property is located fronting Friar Street, just off the B4090 and the High Street, within Droitwich Spa town centre. Droitwich Spa is a historic Spa town of Worcestershire, positioned just off the M5, six miles north east of Worcester and twelve miles south east of Kidderminster.

The immediate locality is predominantly commercial in nature, 0.1 miles from Saint Andrews Square Shopping Centre and 0.5 miles from Droitwich Spa railway station.

## DESCRIPTION

The Property comprises a two storey social club of brick construction set a multi-pitched, tile covered roof. To the rear elevation, there appears to be a number of single storey extensions of the Property beneath various flat roofs.

Overall, the site extends to 0.11 acres.



## ACCOMMODATION

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The accommodation is laid out over three floors as follows:

**Ground Floor** Entrance vestibule leading into the main ground floor trading accommodation and the stair case with access to the first floor. The ground floor provides a member's lounge and function room with an interconnecting bar servery, as well as a games area to the front elevation. The function room and stage area is furnished with both fixed and freestanding tables and chairs for approximately 125 customers. The main member's lounge is furnished with loose tables and chairs for approximately 55 customers. Ancillary areas include a beer cellar, customer WC's, stores and a commercial kitchen.

**First Floor** The first floor provides a snooker room, member's lounge and a meeting room. The first floor member's lounge is furnished with loose tables and chairs with capacity for approximately 20 customers. Ancillary areas include customer WCs and stores.

**Basement** The basement consists of a boiler room and stores.



## TENURE

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The Property is held freehold on title number WR153235.

## GUIDE PRICE

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Offers over £275,000 are invited for the freehold interest in the Property. VAT may be applicable.

## RATING

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The subject Property is entered in the 2023 Rating List with a Rateable Value of £13,250 and the Rateable Value will be £15,750 in the 2026 Rating List.



## PLANNING

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The Property is a Grade II listed building and it is located within Droitwich Spa Conservation Area.

## LICENCE

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The Club traded with a Club Premises Certificate.

## 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.

## TERMS

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The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

## 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

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

## VIEWINGS

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

## CONTACT

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