

# TO LET

- ✓ Large detached pub in established location.
- ✓ Located in Gathurst Village.
- ✓ Tenant investment required.
- ✓ Annual footfall of 74,078 passengers
- ✓ Train services to Manchester, Southport and Wigan.
- ✓ Available immediately

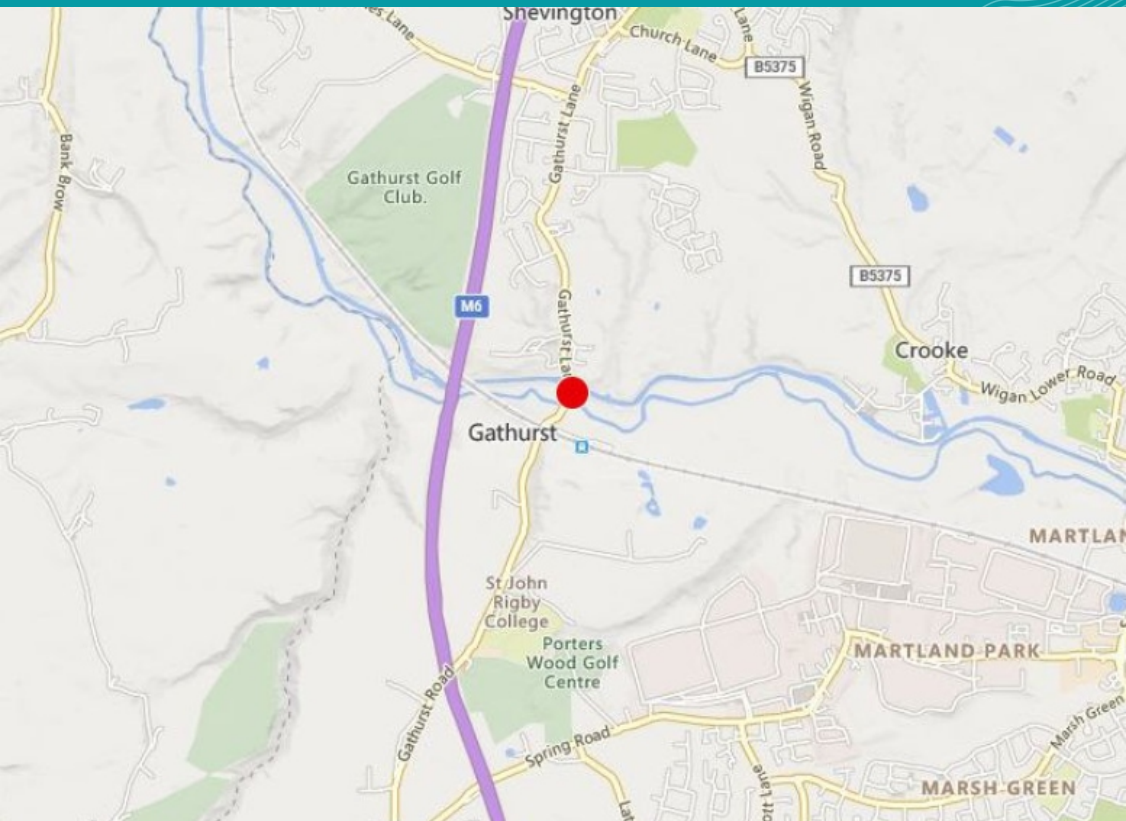


Gathurst Station Inn, Gathurst Lane, Wigan WN6 8HZ

Commercial Pub Opportunity

2,841 Sq Ft  
(264 Sq M)

# Gathurst Station Inn, Gathurst Lane, Wigan WN6 8HZ



## DESCRIPTION

On behalf of our client Northern Trains Limited we are delighted to bring a licensed premises opportunity to the market.

The premises are located at Gathurst Railway Station and comprise a detached pub which fronts the station car park.

Internally, the premises consist of a bar/serving area, kitchen, upstairs accommodation and male/female toilets.

The premises require tenant investment and the landlord is looking for an experienced pub operator to occupy the premises.

## LOCATION

Located within Gathurst, Wigan, in the North West of England, approximately 16 miles north-west of Manchester and 20 miles east of Liverpool.

Property is accessed off Junction 27 of the M6 motorway, one of the region's principal north-south routes, offering fast connections to the M62, M58 and national motorway network.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## ACCOMMODATION

| Net Internal Areas | sq ft | sq m |
|--------------------|-------|------|
| Total              | 2,841 | 264  |

## EPC

C-72

<https://www.lsh.co.uk/property-search/transport/northern>

**lsh.co.uk**

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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