



Marton Social Club

75 Daggers Hall Lane, Marton, Blackpool, Lancashire FY4 4AX

Tenure

Freehold

Price

£225,000

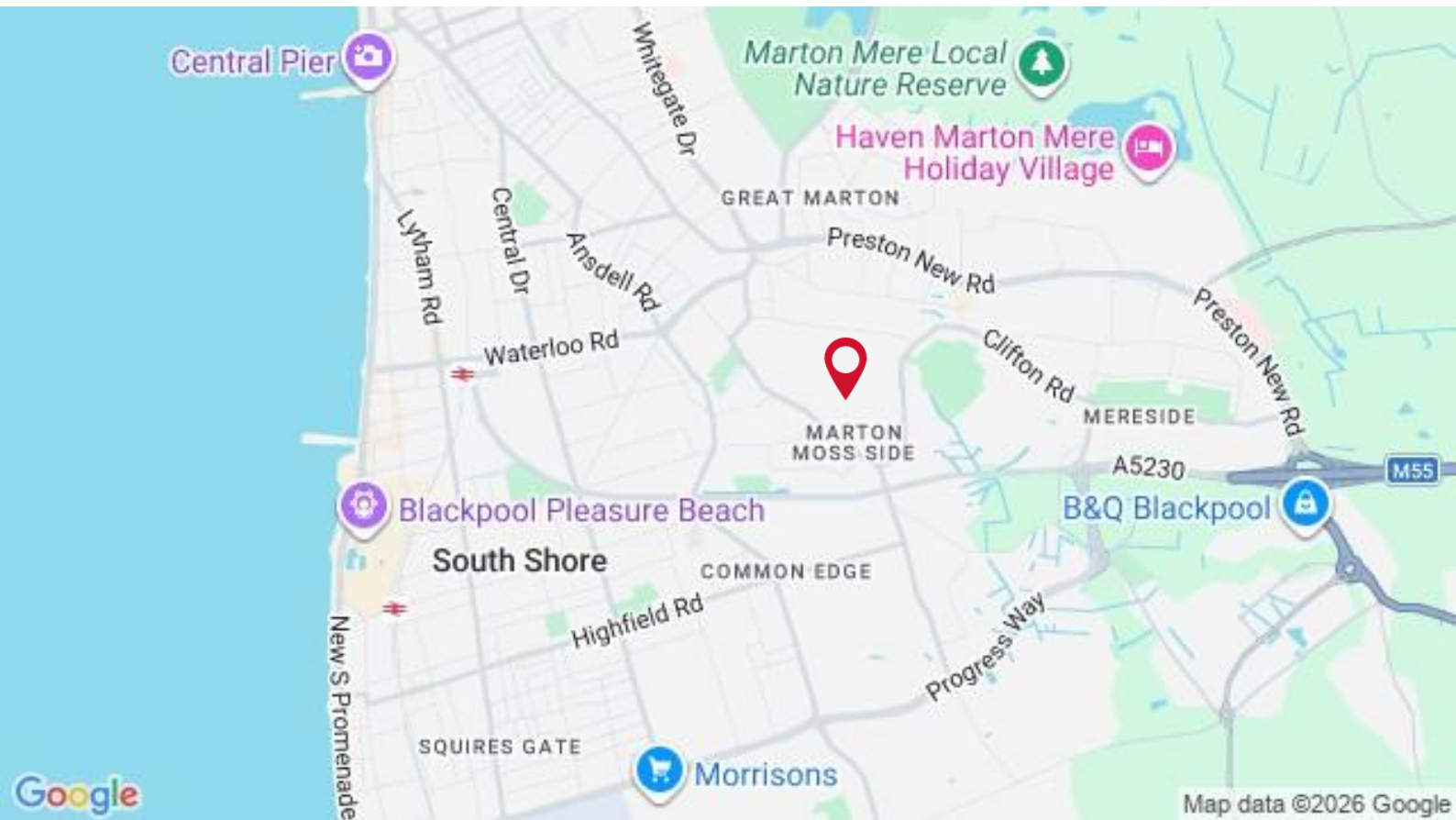
- Community Social Club
- Residential area
- Ground floor club room
- First floor lounge room
- May suit alternative use (STP)

Fleurets



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Chartered Surveyors and Property Consultants



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Location

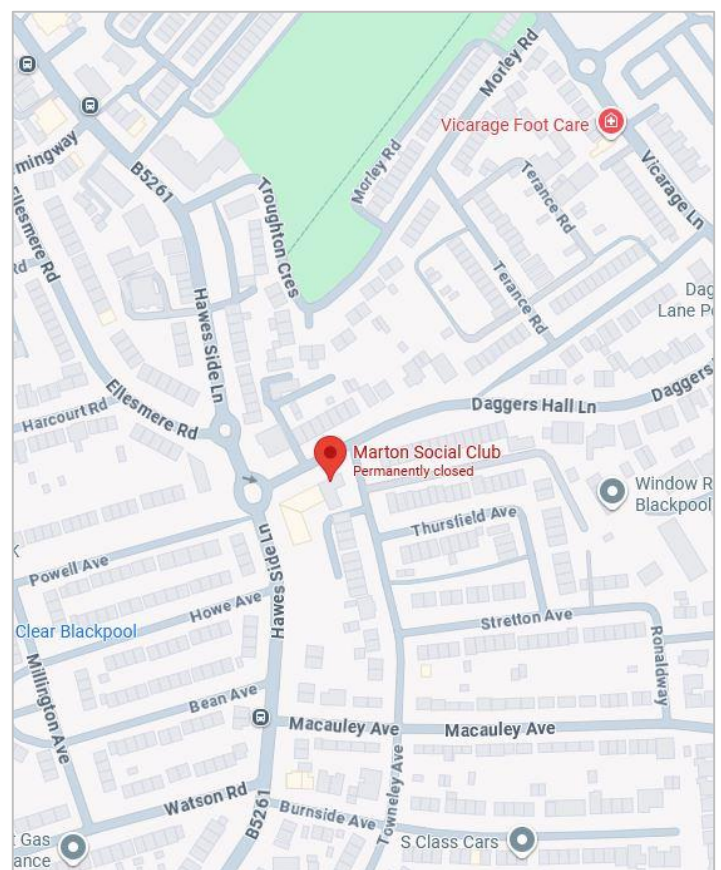
The Marton Social Club is located in a mostly residential area, on the corner of Daggers Hall Lane and Towneley Avenue, close to the roundabout junction with Hawes Side Lane, approximately 2 miles south of Blackpool town centre.

Blackpool itself is a seaside resort on the north west coast of England, approximately 14 miles west of Preston. It has a reported population of approximately 144,000.

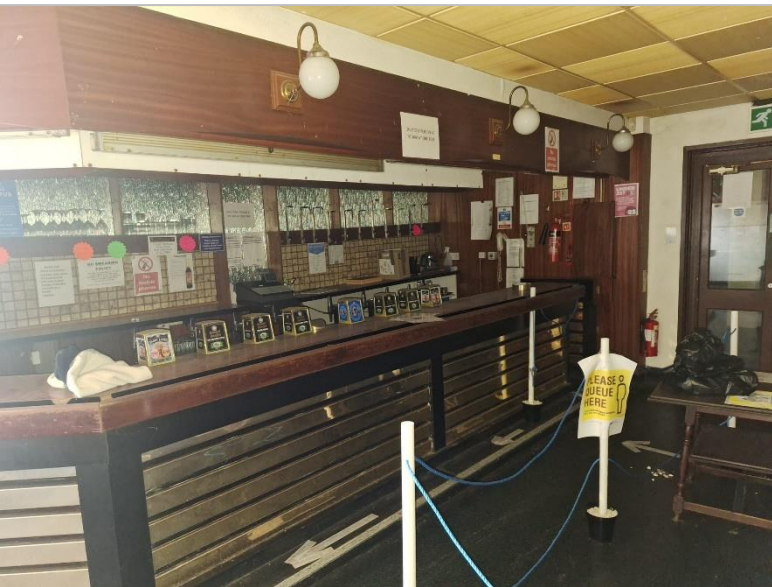
Description

A two storey corner property with brick elevations beneath a multi pitched slate roof, together with a flat roof section to the left hand side.

There is an enclosed yard to the left hand side which benefits from double gates opening on to Towneley Avenue and which provides access to the rear external staircase.



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Trade

The club was closed in August 2020.

Accommodation

Briefly comprises;

Ground Floor

From the main entrance, there is an entrance vestibule with access to the basement and first floor, together with Ladies & Gents customer toilets. To the right hand side is an open plan, split level, Club Room. This has a carpet tiled floor with a non-slip apron to the servery and is furnished with fixed upholstered seating to the perimeter. There is a darts area and a snooker area. To the left hand side of the room there is an elevated seating area with carpeted floor. The Servery has a timber fascia & top.

First Floor

Office & Ladies toilets to the top of the stairs. To the right hand side is an open plan Lounge room and this benefits from a carpet tiled floor with a non-slip apron to the servery - which has a timber fascia & top. The room is furnished with fixed upholstered seating to the perimeter and also contains two store rooms, together with further Gents customer toilets.

Basement

Beer cellar.

Tenure

Freehold

Offers are invited on an unconditional basis and must be accompanied by proof of funds. Upon acceptance of their offer, the buyer will be required to pay a £2,000 non-refundable deposit and they will be expected to exchange contracts within 6 weeks of receipt of draft contract.

Site Area

Site Area approx. 0.08 acres

The Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Fixtures & Fittings

The majority of fixtures and fittings have been removed from the property.

Planning

The Marton Social Club is not listed and is not in a Conservation area.

Development

It is felt that this site would most likely suit a roadside retail or residential development for an alternative use purchaser, subject to the necessary planning consent and permissions.



Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Monday to Saturday 11.00 am to 11.00 pm

Sunday 12.00 pm to 10.30 pm

Business Rates

The property is in an area administered by Blackpool Council.

2026 Rateable Value £12,500

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Please note this property is closed therefore formal viewing is strictly by appointment only through Fleurets Northwest Office on 0161 683 5445

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

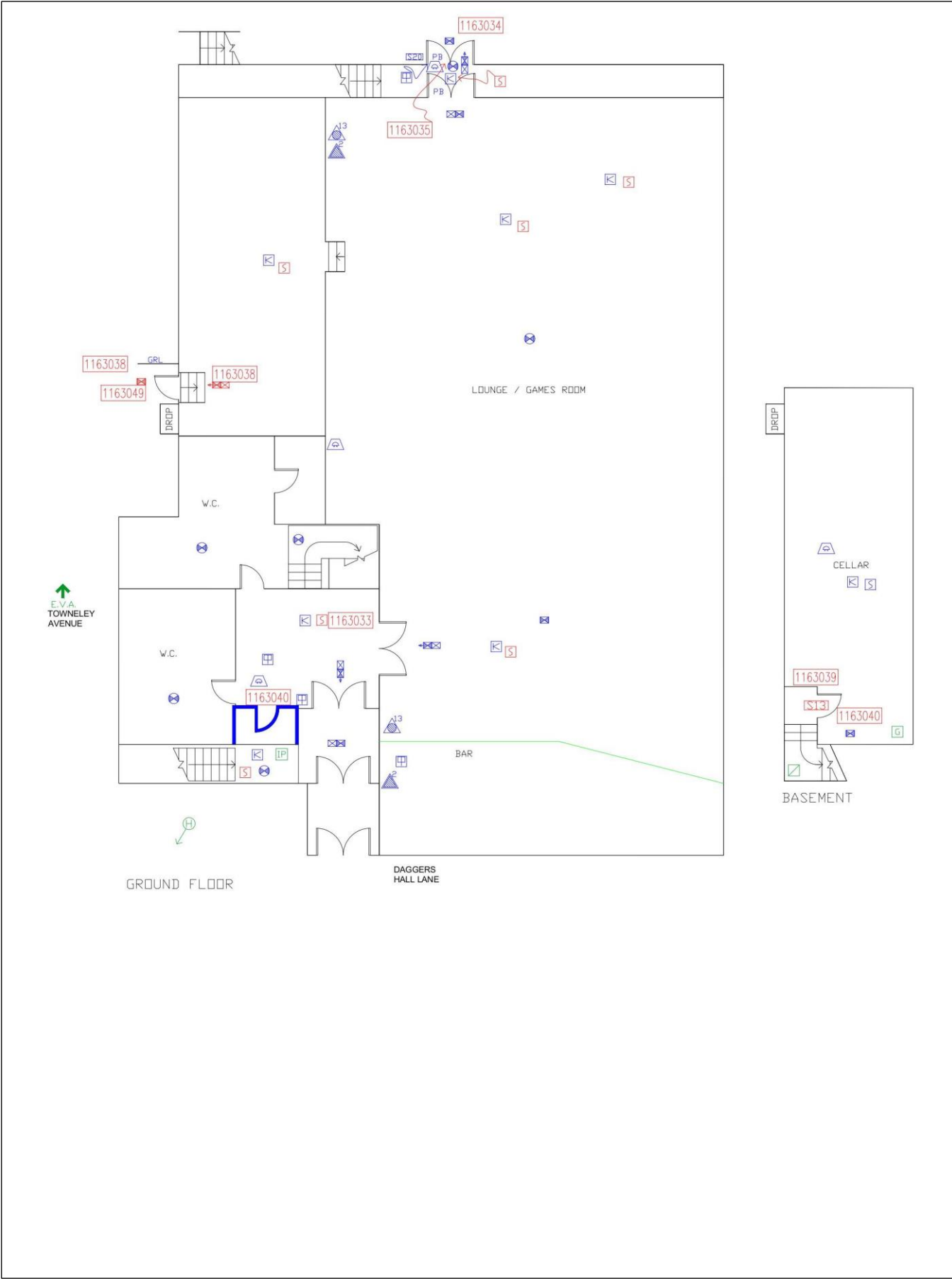
Money Laundering

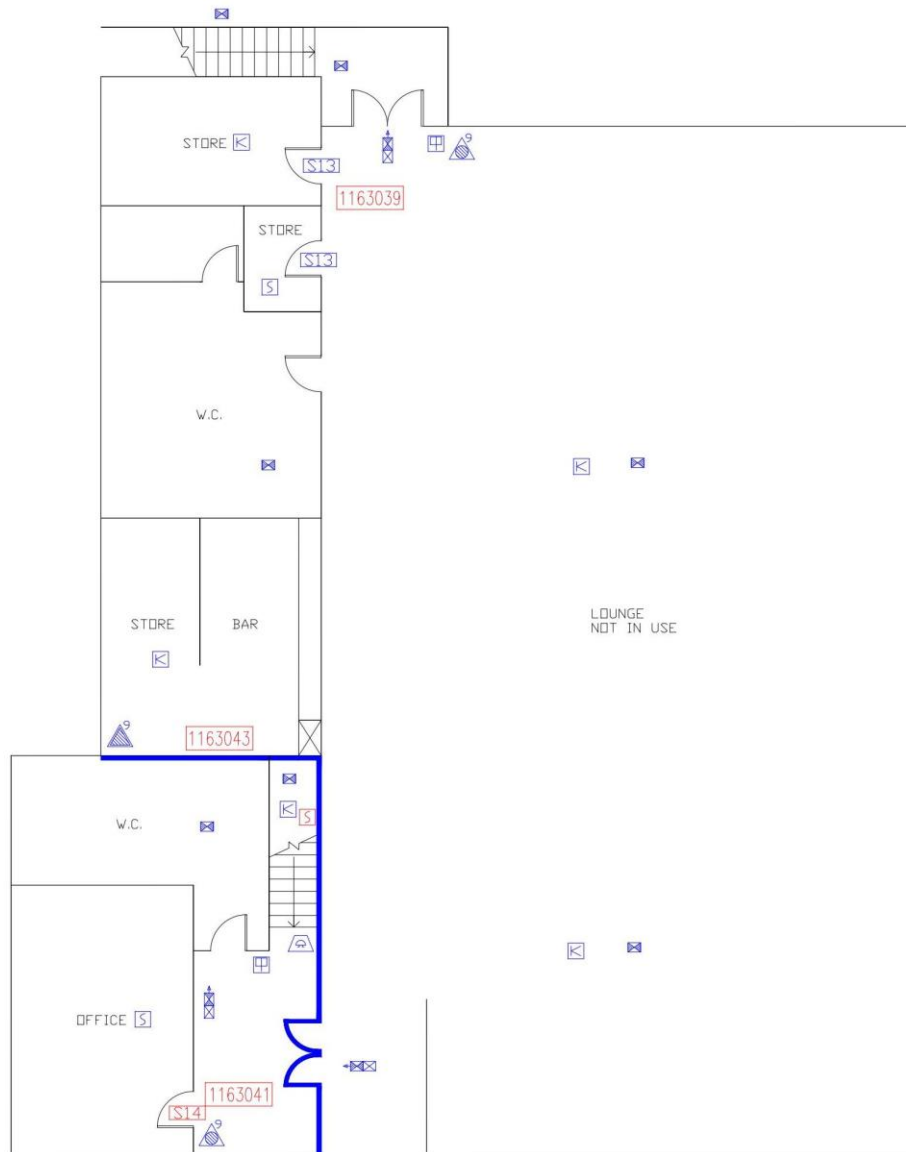
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



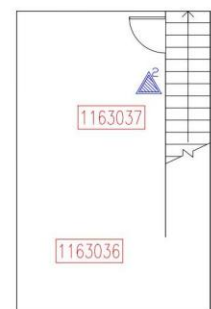
Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



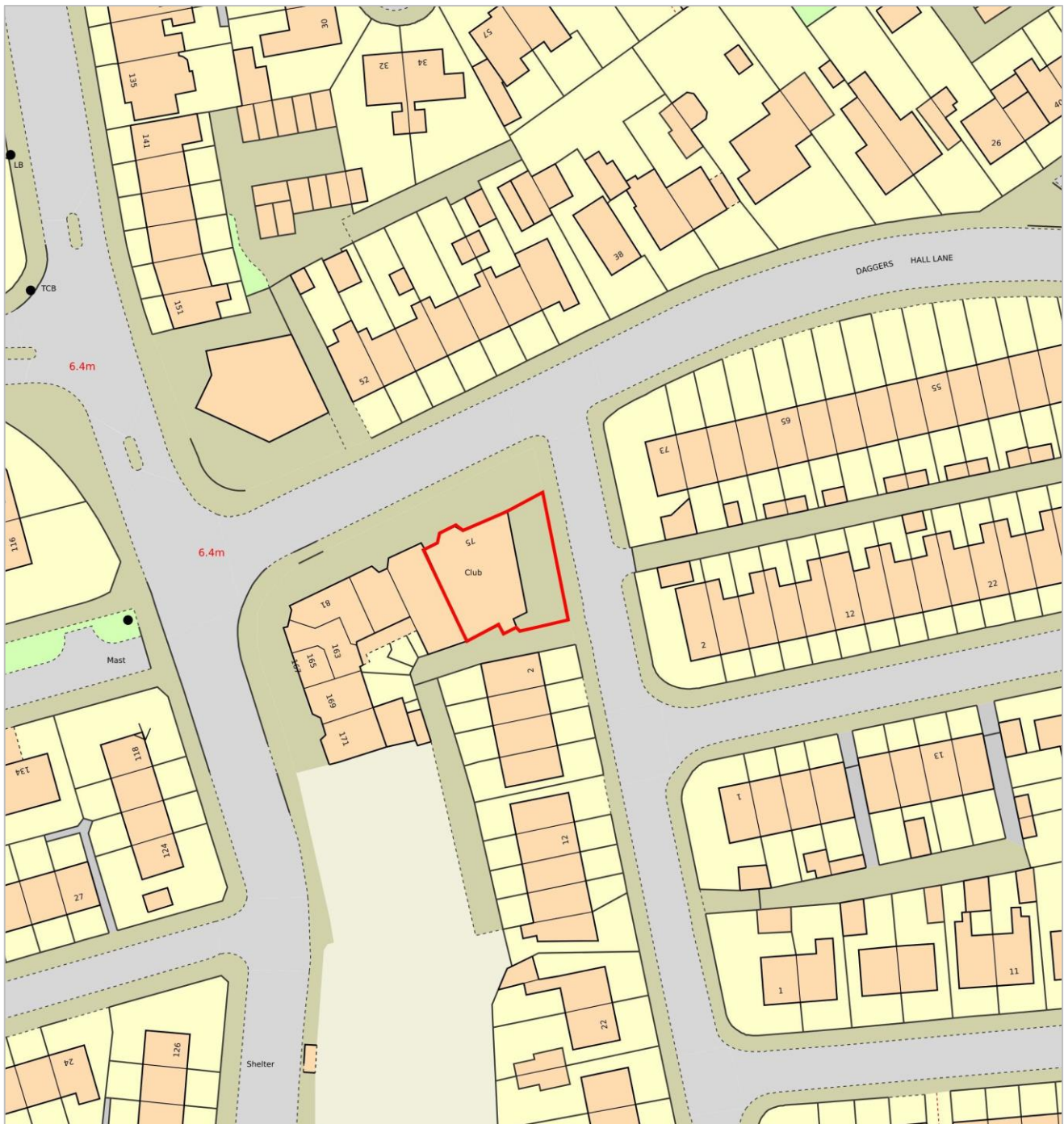


FIRST FLOOR



BOILER ROOM

Site Plan for Identification Purposes Only



For further information please log onto **fleurets.com** or contact:

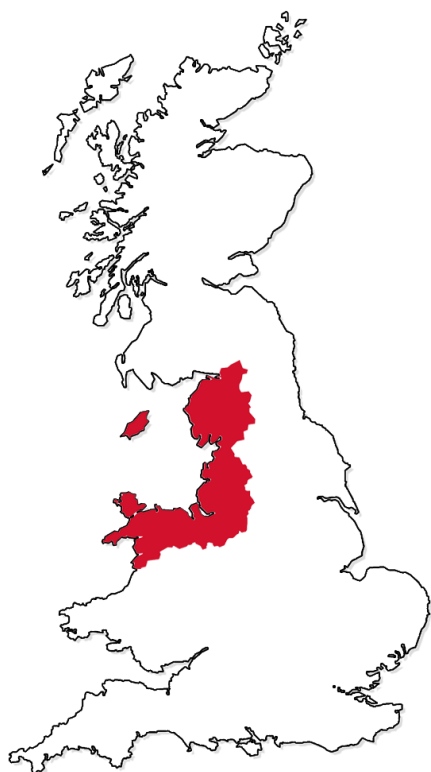
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