

THE MOUNT

ORRELL ROAD, ORRELL, WIGAN, WN5 8HQ

SUBSTANTIAL FREEHOLD PUBLIC HOUSE & HOTEL FOR SALE



savills



THE MOUNT

WELCOME

HIGHLIGHTS INCLUDE:



Freehold Public House and Hotel



Grade II listed building



40 Ensuite hotel bedrooms



Property extending to approximately 31,026 Sq Ft (2,882 Sq M)



Site extending to approx 1.044 acres



Bar and restaurant areas with seating for 238 covers



Designated parking for 90 vehicles



Offers in excess of £1,450,000 are invited for the benefit of our client's freehold interest.



LOCATION

The Mount is located on the A577 Orrell Road in Wigan and positioned close to intersection of the M6 (junction 26) and M58 which is to the west. It occupies a prominent roadside location with residential, local shops, schools and community amenities nearby.

DESCRIPTION

The Mount at Orrell is a prominent Grade II listed property offering a substantial mix of bar and dining for approximately 142 covers and hotel accommodation which is provided within a separate purpose-built detached building on a sloping site to the rear. Externally the site further benefits from landscaped external areas and approximately 90 on site parking spaces, enhancing accessibility and overall customer appeal.

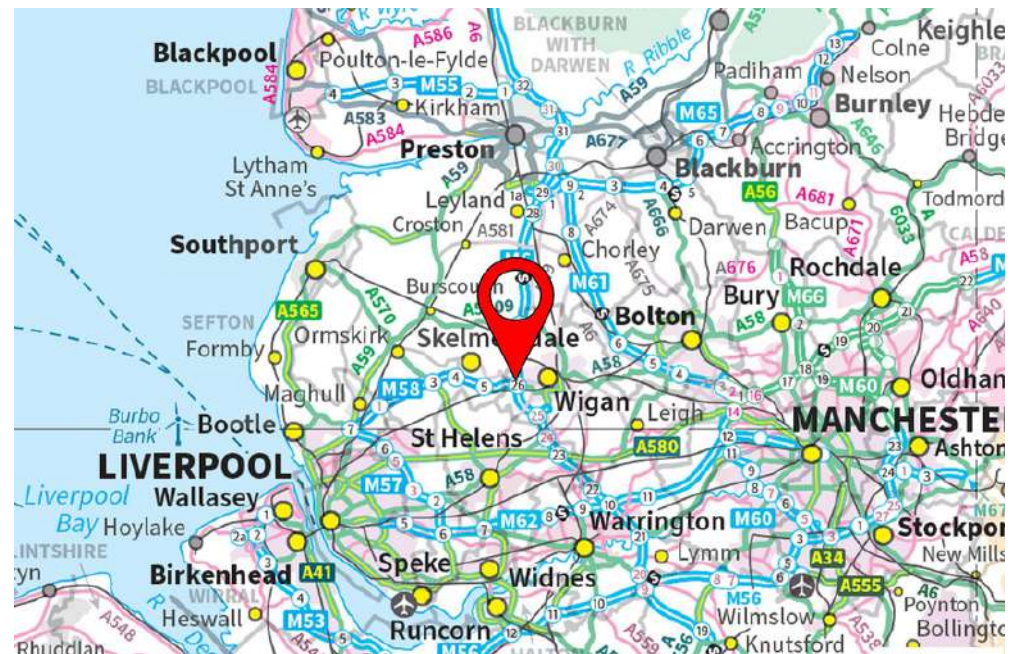
ACCOMMODATION

Internally

Internally the property provides a basement cellar and with various stores. At ground floor there are two bar areas and a variety of dining areas for approximately 238 covers, a catering kitchen and customer WC's at ground floor. The upper floor provide two function rooms, a 3 bed split level staff apartment a staff room and two further rooms. The separate purpose-built detached hotel accommodation building to the rear of the pub is arranged over lower ground, ground and first floors, providing 40 en-suite bedrooms.

Externally

Externally the property benefits from a beer garden and external seating areas. There is a car park to the front and rear of the site for approximately 90 vehicles.



LINKS

LOCATION



GOOGLE STREET VIEW





ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Main House Cellar	331	3,559
Main House Ground Floor	552	5,943
Main House Mid Floor	65	697
Main House 1st Floor	522	5,616
Main House 2nd Floor	122	1,315
Hotel Lower Ground	272	2,930
Hotel Intermediate Ground	460	4,953
Hotel Upper Ground	559	6,013
Total	2,882	31,026

ROOMS

Room Type	Number
Double	22
Twin	10
Family	8
Total	40



TENURE

The property is held freehold (Title Number GM948366 & GM948367).

PLANNING

The property is a Grade II listed building (Listing Ref: 1228430) but is not located within a conservation area.

EPC

To be reassessed.

RATEABLE VALUE

2026 - £185,000



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

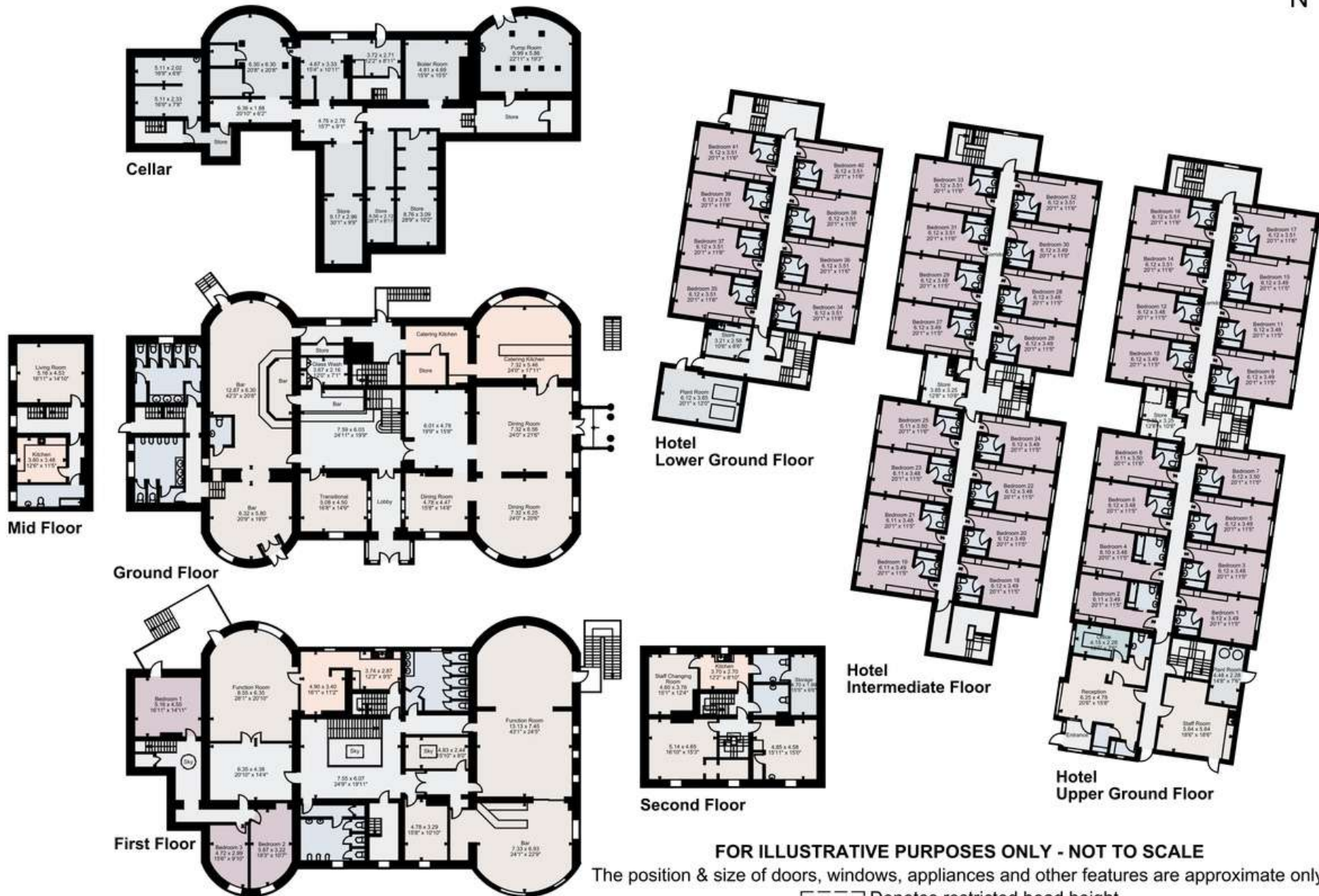
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

TERMS

Offers in excess of £1,450,000 are invited for the benefit of our client's freehold interest.



FLOORPLAN



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

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