

lot 42

The Railway Public House, 4 Moss Lane, Platt Bridge  
Wigan, Greater Manchester WN2 3TL

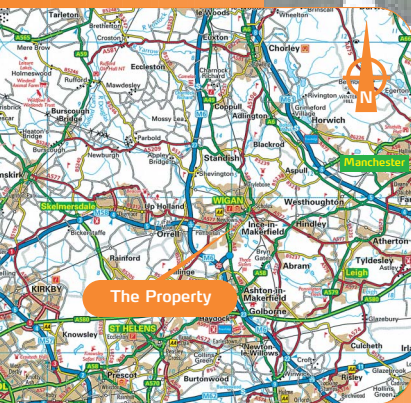
Vacant Possession

Freehold Public House with Potential

- Residential location
- Attractive Manchester commuter town
- Active management potential
- Potential for residential conversion (subject to consents)
- Approximately 238.01 sq m (2,562 sq ft)



On behalf of



**Location**

Miles: 17 miles west of Central Manchester  
20 miles east of Liverpool  
Roads: A58, A563, M6, M61, M62  
Rail: Wigan – North-West Railway Station  
Ince – Manchester Rail.  
Air: Liverpool – John Lennon Airport, Manchester Airport

**Situation**

Platt Bridge is a popular Manchester commuter town benefiting from strategic road and rail communications. The property is situated in a predominantly residential location, on the north side of Moss Lane at its junction with Liverpool Road (A58).

**Description**

The property comprises a traditional public house building with public house accommodation on the ground floor and 5-room residential accommodation on the first floor. The property also benefits from basement ancillary accommodation and a rear yard.

**Planning**

The property may be used as existing or maybe suitable for alternative uses or residential conversion (subject to consents).

Development Control, Wigan Council, Civic Buildings,  
New Market Street, Wigan WN1 1RP  
Website: [www.wigan.gov.uk/Services/Planning/Residential/DevelopmentControl.htm](http://www.wigan.gov.uk/Services/Planning/Residential/DevelopmentControl.htm)  
Email: [environmentalservices@wigan.gov.uk](mailto:environmentalservices@wigan.gov.uk)  
Telephone: 01942 488234

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Possession
Ground	Public House	140.00 sq m	(1,507 sq ft)	<b>VACANT POSSESSION</b>
First	Residential – 5 Rooms, Kitchen and Bathroom	98.01 sq m	(1,055 sq ft)	
<b>Totals</b>		<b>238.01 sq m</b>	<b>(2,562 sq ft)</b>	



**For further details please contact:**

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