



Tipping Arms

115 Poolstock, Wigan WN3 5HL

Public House

408.77 SQM (4,400 SQFT)

£30,000 per annum

- New lease, free of tie
- Substantial managers accommodation
- Separate function room
- Central bar serving 2 separate lounges

To Let

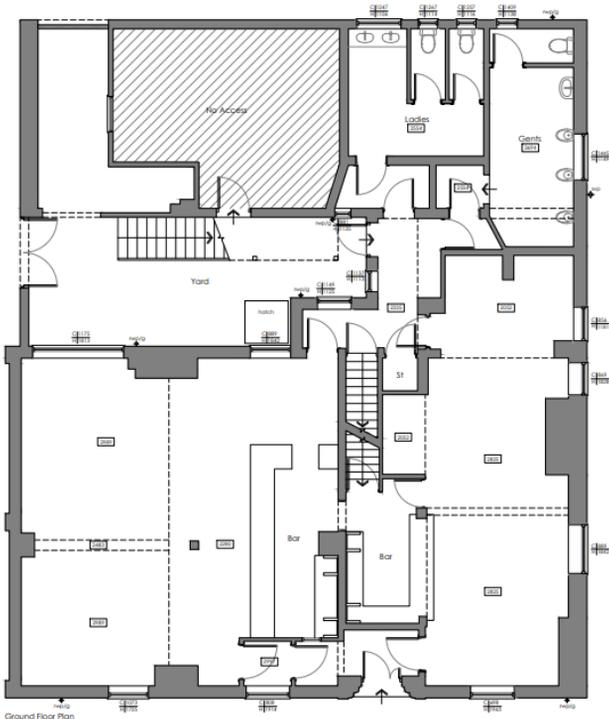
PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

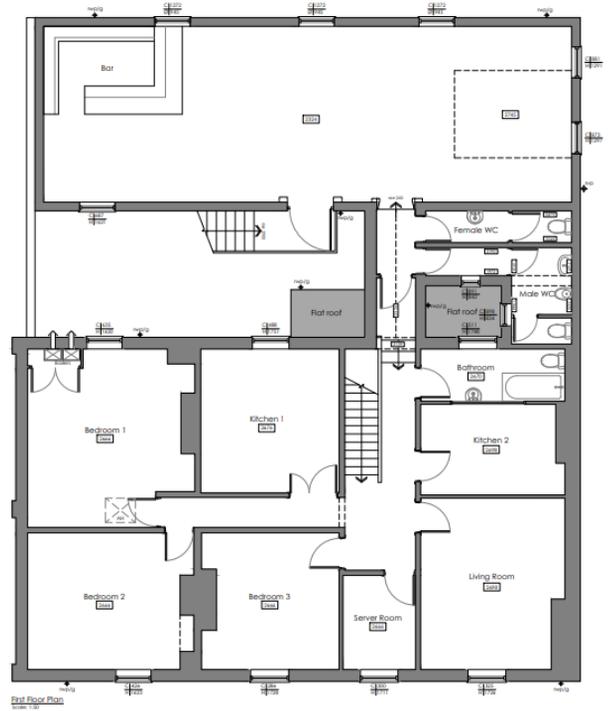
www: parkinsonre.com

Additional Plans / Photos

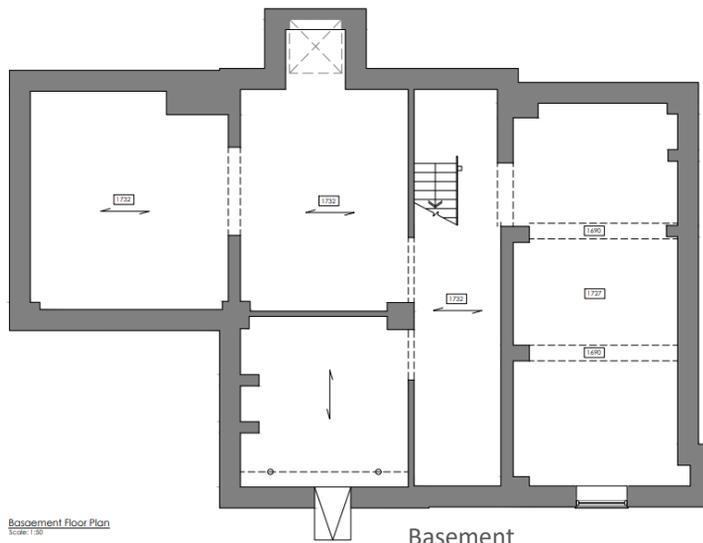




Ground Floor

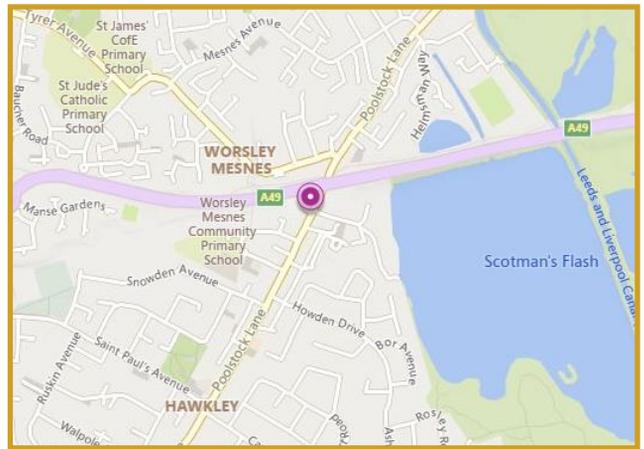


First Floor



Basement Floor Plan

Basement



Location

The property is situated fronting Poolstock Lane, approximately 1.5 miles from the town centre of Wigan. The property is a short drive to J25 of the M6 motorway and the towns wider arterial road network. Poolstock Lane and the surrounds comprises an established residential area. Other commercial occupiers nearby include takeaways, car retail/car wash and other local amenities.

Description

The subject is a detached public house with accommodation over 2 floors and of traditional construction with pitched slate roof. The pub has 2 lounge areas either side of a central bar which serves both. From the central area is access to a substantial cellar and to the rear of the lounges are WCs, beyond which is an outbuilding connected by an interlinking corridor which, at ground floor, provides some useful storage and incorporates the WCs serving the ground floor pub. A stairwell to the rear lounges leads to the 1st floor which provides former managers accommodation comprising 4 bedrooms, office, 2 separate kitchen areas and bathroom. There is an interlinking corridor connecting the managers accommodation through to a function room within the outbuilding to the rear. There are 2 WCs in the corridor and the 1st floor open plan function room benefits a corner bar and is a well-appointed space benefiting natural light. A public car park is situated adjacent to the pub.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property benefits the following accommodation listed below which extends on a gross internal area basis to circa 408.77 sqm (4,400 sqft) plus basement/cellar of 66.50 sqm (761 sqft).

Ground Floor: central bar, games room/snug, lounge bar, male and female WCS, 2 no. storage areas.

First Floor: 4 rooms (bedrooms), office, 2 kitchen areas, bathroom, male and female WCs, function room.

Basement/cellar

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Public House & Premises	£5,750	£2,869.25 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

£30,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate, and has a rating of C-56 The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0821 April 2025.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



PARKINSON
REAL ESTATE ● ● ● ●

[www: parkinsonre.com](http://www.parkinsonre.com)

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.