

NORMANTON CONSERVATIVE CLUB

6-8 WEST STREET, NORMANTON, WF6 2AP

FREEHOLD FOR SALE - OFFERS OVER OF £175,000





THE CON CLUB

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The Con Club
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HIGHLIGHTS INCLUDE:

- Two Storey, Detached Social Club
- Ground and First Floor Trading Accommodation
- Members Bar with Games Area & Function Room
- Two Bed Stewards Accommodation
- Town Centre Location
- The Site Extends to 0.1 Acres

LOCATION

The Property is located in the town of Normanton in West Yorkshire. Normanton is located five miles north east of Wakefield and 12 miles south of Leeds.

The Property is located in the town centre on the edge of the main commercial area, opposite a B&M store and public car parking.

DESCRIPTION

The Property comprises a detached, two storey social club of brick elevations set beneath a pitched, slate covered roof. To the rear, there is a single storey, flat roof extension.

To the side, there is an enclosed service yard with a car port to the rear leading onto a private patio.

Overall, the site extends to 0.1 acres.



ACCOMMODATION

Ground Floor Entrance reception leading into the members lounge, which is served by a central bar servery. To the side, there is a games area. The room is furnished with both fixed and freestanding furniture. Ancillary accommodation includes customers WC's, office and storeroom.

First Floor The first floor provides a function room with bar servery and dancefloor. Customer WC's and a domestic style kitchen to the rear of the bar servery.

Steward's Accommodation Both internal and separate external access providing a ground floor kitchen, lounge, store and bathroom. To the first floor, there are two bedrooms.

Basement Beer cellar, stores and plant room.



TENURE

The Property is held freehold on title number WYK931541. The leasehold title on the register, YY1277479, will be extinguished.

GUIDE PRICE

Unconditional offers over £175,000 are invited for the benefit of our clients freehold interest. VAT will not be applicable.

RATING

The Property is listed in the 2026 Rating List with a Rateable Value of £10,000.



PLANNING

The Property is neither listed nor located within a conservation area.

LICENCE

The Property held a Club Premises Certificate.

FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

THE BUSINESS

The Property traded as a wet led social club.

EPC

In the course of preparation.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction. The sale is conditional on a Joint Capital Allowance election being made to HMRC by the Seller and Buyer on completion.



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.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | March 2026

