



The Vale Club, Canal Street, Congleton, CW12 3AE.  
For Sale £275,000



# The Vale Club, Canal Street, Congleton, CW12 3AE.

Formerly a public house, this property has operated as a social club for over 40 years.

The property comprises a Social Club with accommodation over two floors extending to approximately 4,122 sq ft (388.9m<sup>2</sup>). The Steward's living accommodation extends to approximately 791 sq ft (73.5m<sup>2</sup>).

The property also has the benefit of parking adjacent to the building together with additional parking on the opposite side of Burslam Street.

The premises occupy a corner position fronting on to Canal Street and Burslam Street and is within a short walk of Congleton town centre.

There may be potential for alternative commercial uses or residential conversion, subject to obtaining appropriate planning and other approvals.

Vacant Possession will be given on completion.



### **Social Club Accommodation**

Main Entrance having double doors giving access into the inner entrance hall with LED lighting and stripped floorboards.

### **Side Entrance**

Having double timber doors, fire exit door, radiator. Vestibule giving access to the first floor function room. Tiled floor, radiator. Inner hallway giving access to tap room and toilets.

### **Main Bar 21' 7" x 43' 3" (6.59m x 13.17m)**

Fitted bar, Inglenook fireplace, stripped flooring, exposed beams. Wall and ceiling light points. Hardwood double glazed windows to the front aspect, obscured hardwood internal windows to rear aspect. Fitted seating. Incorporating Bar/Games Room. Radiator.

### **Tap Room 23' 5" x 19' 4" (7.13m x 5.89m)**

Having hardwood double glazed windows to the front and side aspect, radiator, fitted bar.

### **Store 6' 3" x 7' 0" (1.90m x 2.14m)**

Having hardwood double glazed window to the side aspect.

### **Toilets 10' 10" x 7' 7" (3.31m x 2.31m)**

Two enclosed cubicles with W.C. Three wall mounted urinals. Hardwood obscure double-glazed window to rear aspect, extractor fan, pedestal wash hand basin, tiled floor, radiator.

### **Toilets 10' 10" x 7' 7" (3.30m x 2.30m)**

Two enclosed toilet cubicles with WC, wash hand basin, hardwood obscure double-glazed window to the rear respect, tiled floor, radiator.

### **Cellar Room One 16' 7" x 11' 1" (5.06m x 3.39m)**

### **Cellar Room Two 14' 3" x 7' 5" (4.35m x 2.26m)**

### **First Floor**

### **Toilets 14' 7" x 7' 5" (4.44m x 2.27m)**

Two enclosed cubicles with w.c's, pedestal wash hand basin, radiator. Tiled floor.

### **Toilets 14' 7" x 7' 10" (4.45m x 2.38m)**

Two enclosed cubicles with w.c's pedestal wash hand basin, tiled floor, part tiled walls. Radiator

### **Kitchen 17' 5" x 6' 7" (5.32m x 2.01m)**

Catering kitchen- having a range of wall mounted cupboard and base units with fitted preparation service over, incorporating single drainer sink unit with mixer tap over. Additional hand washing sink. Space for a double width gas cooker. Gas central heating boiler. Tiled floors, fully tiled walls, hardwood double glazed window to the side aspect. Doorway opening into the bar area.

### **Bar 23' 5" x 23' 7" (7.13m x 7.18m)**

Hardwood double glazed windows to the side aspect. Fitted bar, wall lighting, tiled floor.

### **Function Room 98' 11" x 21' 1" (30.14m x 6.43m)**

Hardwood glazed windows to the front aspect. Function room with incorporating reception area and dance floor. Defined area for entertainment system. Store cupboard. Laminate floor to dance floor, recessed lighting, radiators, fire escape door. Fitted seating.



### Externally

Concrete hardstanding to the rear of the property with a retractable covered canopy.

Car Park One- Adjoining the main building and car parking for several vehicles.

Car Park Two- on the opposite side of Burslam Street with car parking for several vehicles.

### Steward's Living Accommodation

#### Entrance Hall

Having hardwood side entrance door with obscure glazed panel. Radiator. Stairs to first floor landing.

#### Dining kitchen 10' 0" x 12' 9" (3.04m x 3.89m)

Having a range of wall mounted cupboard and base units with fitted works surfaces over incorporating 1 & 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Integral electric combination oven and grill, ceramic hob and stainless steel extractor fan over, space for fridge, vinyl flooring. Radiator. Double glazed window to the side aspect. Recessed LED lighting to ceiling.

#### Study/Bedroom 7' 8" x 8' 5" (2.34m x 2.57m)

Having a double-glazed window to the slide aspect. Radiator.

#### Utility/Shower Room 8' 6" x 6' 2" (2.58m x 1.89m)

Having an enclosed double width shower cubicle. Hardwood glazed obscure window to rear aspect.

#### WC

Having a low-level WC and wash hand basin.

#### First Floor

#### Lounge 16' 9" x 16' 3" (5.11m x 4.96m)

Having double glazed windows to the rear and side aspect, radiator. Built in store cupboard.

#### Bedroom One 12' 0" x 9' 5" (3.66m x 2.87m)

Having double glazed window to the rear aspect. Radiator.

#### Bathroom

Having a paneled bath, wash hand basin and low-level WC, part tiled walls. Double glazed obscure window to the side aspect. Radiator.

#### Business Rates

The property has a rateable value of £8,800 with Business Rates payable to Cheshire East Council

#### Council Tax

The Steward's accommodation is in Council Tax Band A

#### Energy Performance Certificate

EPC Rating: C

#### Tenure

The property is Leasehold on a 99 year lease from 25<sup>th</sup> March 1980 with a ground rent of £10 per annum.

#### Viewing

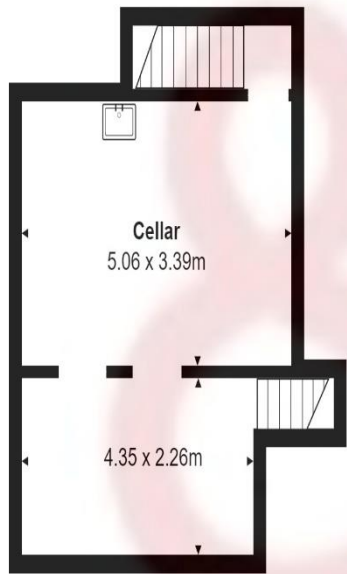
Strictly by appointment via the agents 01260 273241



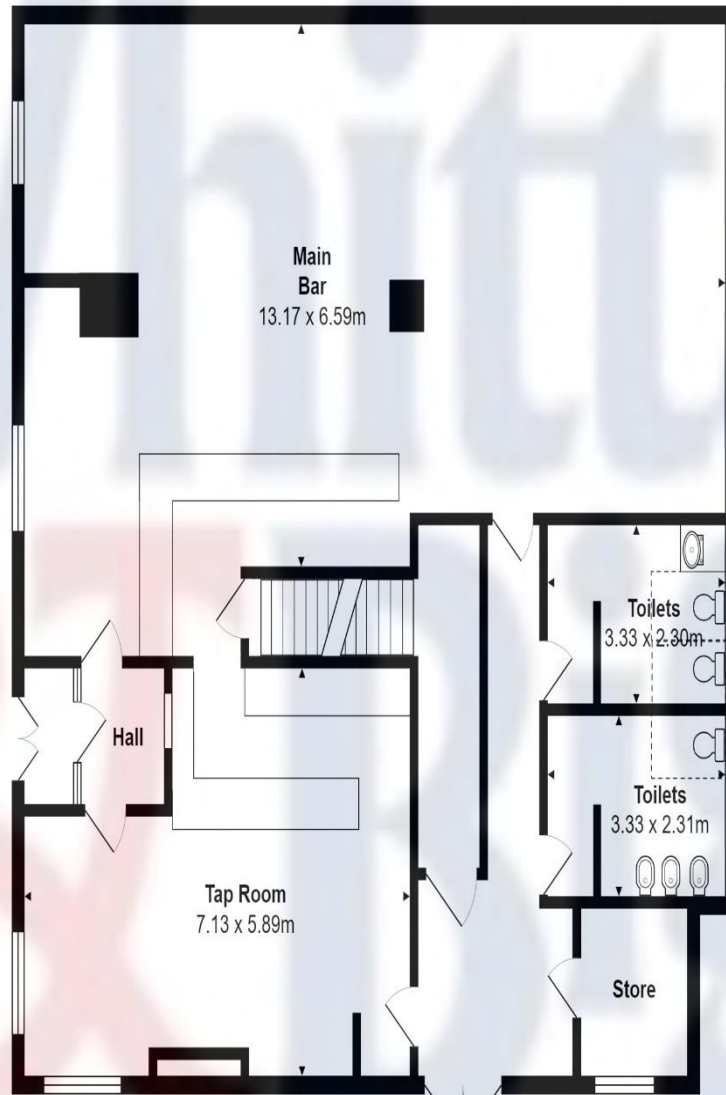


Total Area: 382.9 m<sup>2</sup>

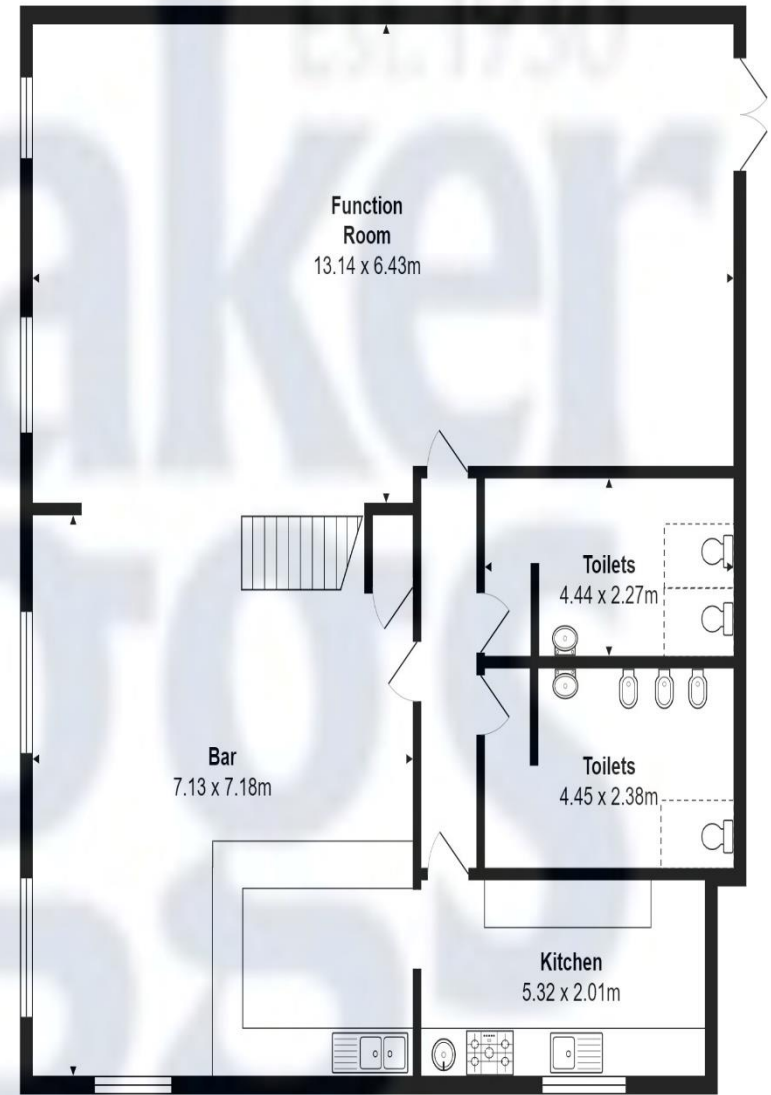
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Basement

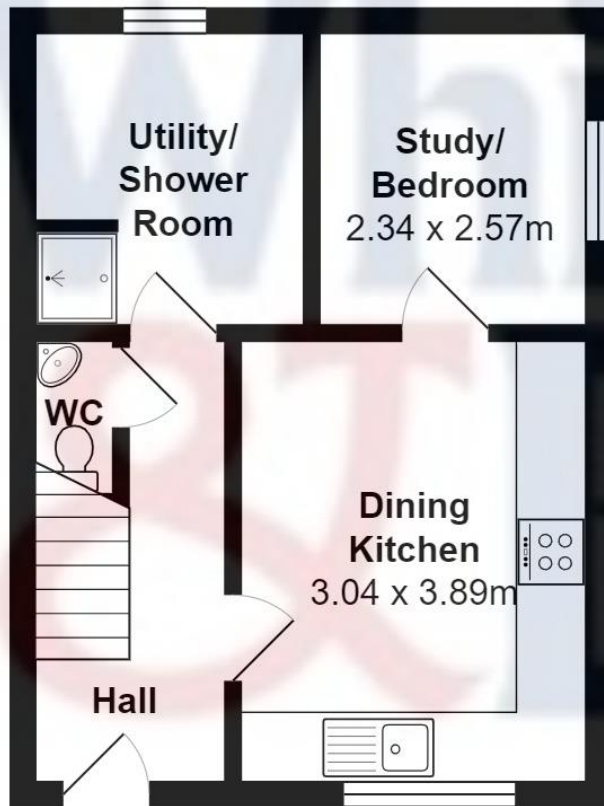


Ground Floor

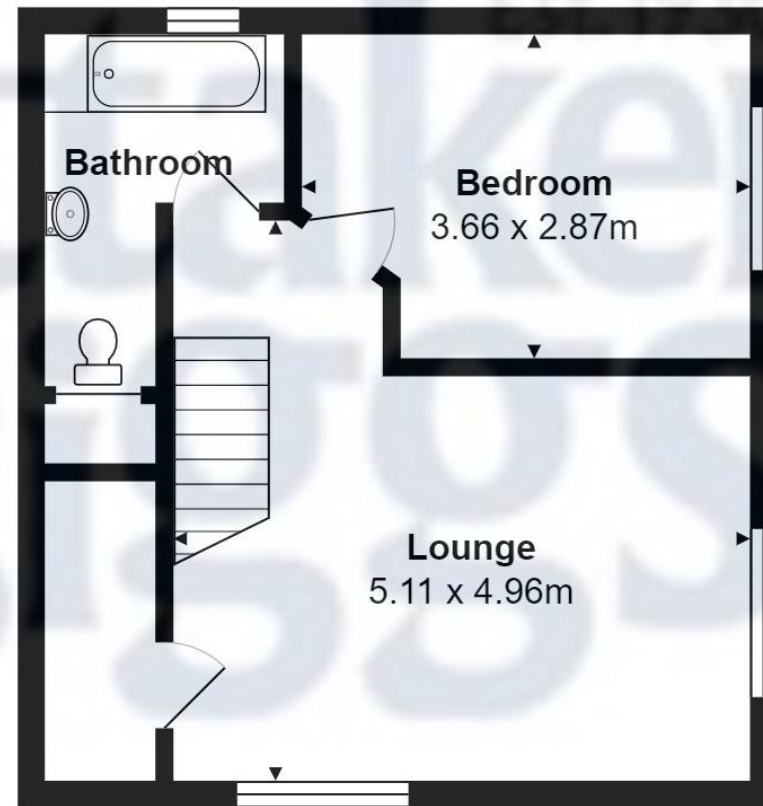


First Floor

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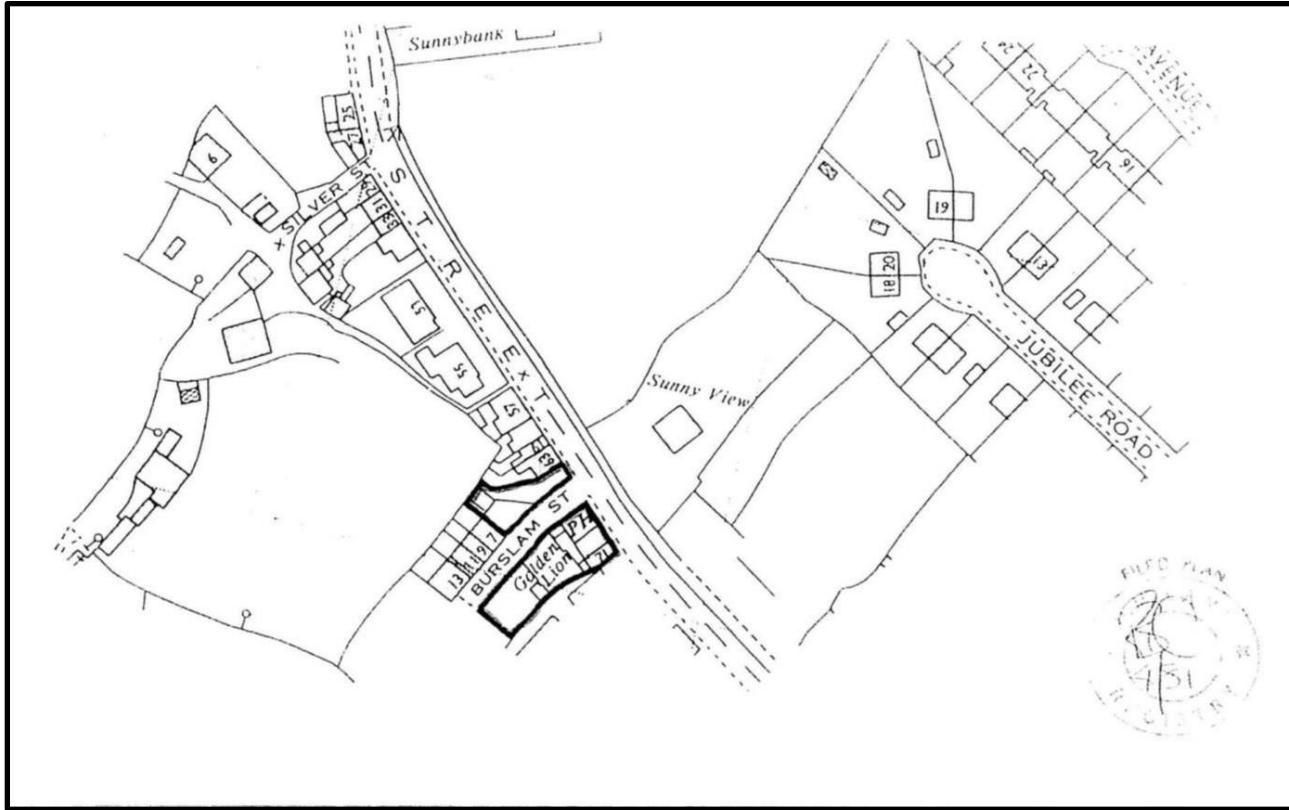


**Ground Floor**



**First Floor**

Total Area: 73.5 m<sup>2</sup>



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