



## FOR SALE - MULTI USE GRADE II LISTED BUILDING

**Little Bolton Town Hall , St Georges Street, Bolton, BL1 2EN**  
**6,890 ft<sup>2</sup> (640.08 m<sup>2</sup>)**

- Refurbished Grade II premium hospitality, wedding and event venue with additional boutique office space.
- May suit a variety of uses including hospitality, office, business, conference, wedding hall
- Lift access to the upper floors
- Historic Building providing character space from small office space to large Leisure and Restaurant space.
- Fantastic office location, close to the A(666) and Town Centre amenities
- Enclosed, licensed, outdoor stone courtyard (60 + capacity, shared access)
- Catering kitchen plus additional service kitchen

## Description

A detached two-storey property with stone elevations beneath multi-pitched slate roofs. The property can be used for a variety of uses and has undergone a premium refurbishment with sympathetic upgrades including external Glasshouse construction, external iron fire escape and an enclosed paved, outdoor courtyard area, with an assortment of seating. There is the potential to increase the outdoor capacity especially for events with an additional 60 plus capacity.

The Grade II Listed building built in 1826 was originally the "Town Hall" of Little Bolton. Over the years it has been home to a Police Station, Magistrates and Museum. Having undergone a £1m renovation project ( National Heritage / Lottery Fund) the current owners invested a further £600k to complete the renovation to the standards allowing for a premium turnkey venue.

Our clients have designed space to offer multiple potential uses from wedding venue and event space to open plan loft style office space. The areas have been designed to either allow for multiple uses or used as a whole by a single occupier.

Hikvision& KISI access control system allowing remote access for multiple event/business options. Fully alarmed internal and external system with remote monitored alarm and +20 HIK Vision CCTV cameras. CAT 5 internet points throughout

There is also 34 All saints a detached 2 story office building included in the sale. It is fully let and income producing, further information can be provided upon request.

## Location

Located in the centre of Bolton, just off the A673 and close to The Market Place and Genting Casino along a number of office developments. It is is to the main retail and leisure destination close at the Market Place along with the Holiday Inn Hotel

The property is well positioned to benefit from thoroughfare traffic, multiple pay and display car parks nearby with free evening and weekend parking directly outside the venue.

## Accommodation

The building provides 6,890 sq ft on a Net Internal Area Basis. Please contact us for further information in this regard.

## Tenure

We understand the property is held freehold

## Price

Seeking offer of £1,500,000

## Planning Use

The property is a Grade II Listed building. It is in a conservation area and as such would be subject to Listed Building Consents and Conservation Planning agreements.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

There are various rating assessments across the building and the rates liability will be dependent the space occupied and could be subject to re-assessments. We would recommend you contact the valuation office in this regard

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221030  
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.







OFFICE  
RETAIL  
INDUSTRIAL  
INVESTMENT  
LAND & DEVELOPMENT