



TO LET - MULTI USE SPACE FOR OFFICES, LEISURE AND RESTURANT SPACE

Little Bolton Town Hall, St Georges Street, Bolton, BL1 2EN
1,800 ft² (167.22 m²)

- Refurbished Grade II premium office or wedding and event venue.
- 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

Little Bolton Town Hall is a mixed-use, Grade II listed building suitable for a wide range of occupier requirements. The property has undergone a high-quality refurbishment, incorporating sympathetic upgrades that respect its historic character. Enhancements include an external glasshouse structure, an external iron fire escape, and a fully enclosed paved courtyard with a variety of seating arrangements. There is potential to further increase the external capacity for events, with scope to accommodate an additional 60+ guests.

Originally constructed in 1826 as the Town Hall of Little Bolton, the building has served a variety of civic functions over time, including use as a police station, magistrates' court, and museum. Following a £1 million renovation funded by the National Heritage Lottery Fund, the current owners invested a further £600,000 to complete the refurbishment, delivering a premium, turnkey venue finished to a high standard.

The accommodation has been thoughtfully designed to support multiple uses, including a wedding and events venue, as well as a separate, self-contained bar. The layout allows for the spaces to operate independently or collectively, offering flexibility for a single occupier or multiple concurrent uses.

The property benefits from a comprehensive security and access infrastructure, including a Hikvision and KISI access control system enabling remote access management, fully monitored internal and external alarm systems, and over 20 Hikvision CCTV cameras. CAT 5 data cabling is installed throughout the building

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 close 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

There are various suites and spaces available the main suite extends to 1,800 sq ft. Other suites start from 750 sq ft, there are various combinations available depending on the intended use and the whole building provides 5,492 sq ft on a Net Internal Area Basis. Please contact us for further information in this regard.

Rent and Lease Terms

The 1,800 sq ft space is £20,000 Per annum exclusive of all other outgoings for a term to be agreed. A service Charge will also be payable. Additional space could be provided by way of further discussions.

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 on 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

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