



ASSEMBLY ROOMS.

44-46
BL2 1DG

Outstanding opportunity to purchase a comprehensively remodelled and refurbished commercial building, suitable for a variety of uses.

AVAILABLE WITH VACANT POSSESSION



NorthCap



THE OPPORTUNITY

- Landmark Grade II Listed commercial building
- An opportunity to purchase a remodelled, extended and comprehensively refurbished commercial building
- Available with vacant possession
- The building extends to 9,141 sq ft (849.20 sq m) across basement, ground, first and mezzanine levels
- Flexible multi-purpose accommodation
- Bolton is a key commercial centre within Greater Manchester and one of the largest towns in the United Kingdom, serving a substantial catchment population within the wider Greater Manchester conurbation
- Prominent gateway position just off the A666 and on the southern fringe of Bolton Town Centre
- The University of Greater Manchester is located approximately 1.2 km to the west and traces its origins back to 1825, continuing to play a significant role in the town's educational and economic development
- Long leasehold interest with approximately 238 years unexpired
- 8 car parking spaces
- Suitable for owner occupation, investment or alternative use opportunities (STP)
- Excellent connectivity to Bolton town centre and transport infrastructure links to Manchester City Centre and wider Greater Manchester conurbation
- The building provides significant character and heritage appeal



LOCATION

Bolton is a major regional centre, comprising one of the principal towns of the Greater Manchester conurbation. The town is strategically located 14 miles north west of Manchester city centre, 13 miles south of Blackburn. To the East, Bury and Rochdale, 7 miles and 18 miles respectively are accessible via the M60 and M62 motorways.

The property is situated fronting Lower Bridgeman Street (A574) adjacent to a Costa Coffee Drive-Thru development, Animal Trust Vets and the entrance to Trinity Retail Park.

Lower Bridgeman Street is one of the main arterial routes serving the town centre, off the A666 St Peters Way and surrounded a mix of uses to include residential redevelopment at Globe Works and part of the former Bolton Community College site on the corner of Lower Bridgeman Street and Manchester Road had been redeveloped for a new build Shurgard Self Storage facility immediately to the west; Audi also relocated on part of this site with a £5m investment as owner occupier, developing a purpose-built showroom facility. The subject property is located 0.62 miles to the south east of Victoria Square and Bolton train station is approximately 1 mile to the east of the A666, a main arterial route which provides direct links to the M60 Orbital Motorway. The recently completed Bolton Interchange is within approximately 10 minutes' walk and provides comprehensive rail and bus connections across Greater Manchester and beyond. Regular rail services connect Bolton to Manchester city centre in approximately 18-25 minutes.

AMENITIES

1. Holiday Inn

2. Market Place

3. The Light Cinema

4. The Gym Bolton
5. Crompton Place

6. Bolton Town Hall

7. Bolton Market

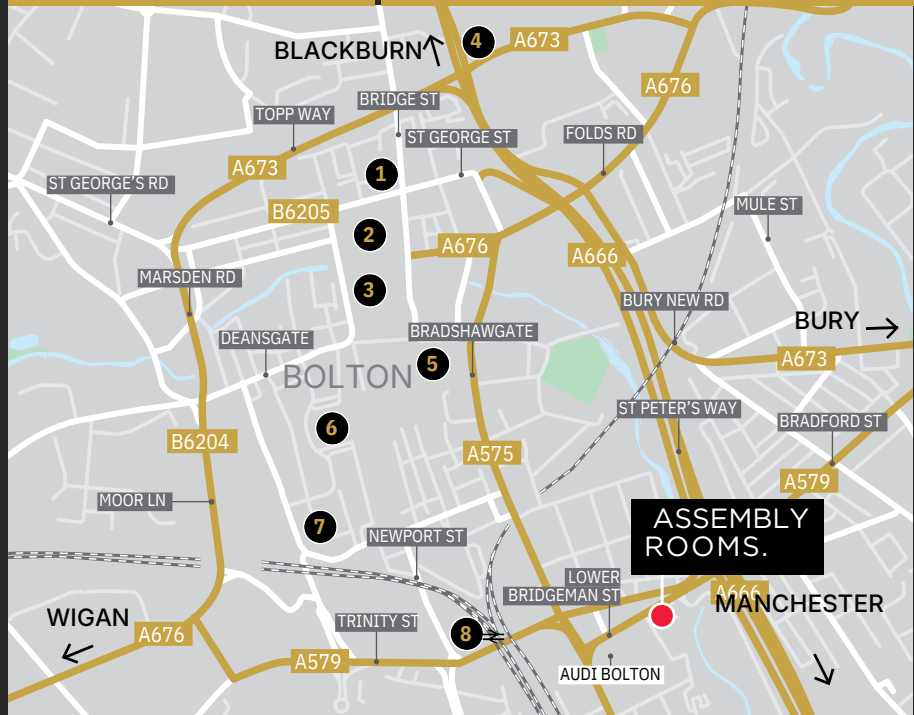
8. Transport Interchange



Google Maps link



What3words: best.play.filer



ASSEMBLY ROOMS

44-46 LOWER BRIDGEMAN ST

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ROAD

Manchester	25 mins
Manchester	27 mins
Manchester	22 mins
Airport	41 mins
Bury	
Preston	



RAIL

Manchester Victoria	23 mins
Manchester Piccadilly	23 mins
Preston	31 mins
Blackburn	32 mins
Manchester Airport	38 mins
Liverpool	1hr 10 mins
London Euston	2hr 45 mins

25 minutes

DRIVE TO MANCHESTER

20 miles

TO MANCHESTER AIRPORT



THE RYDER CUP

Bolton's profile is set to rise further through its high-profile bid to host the 2035 Ryder Cup at the proposed championship venue at Hulton Park. Supported by Greater Manchester leaders and significant planned infrastructure investment, the bid would establish Bolton as a global sporting destination, generating substantial economic benefits and international recognition. The proposed event is anticipated to attract hundreds of thousands of visitors and reinforce Bolton's position as one of the North West's most ambitious and forward-looking locations for investment, business and leisure.

The proposed Hulton Park venue forms part of a wider £240 million development and is intended to create a world-class golf destination capable of hosting one of the world's premier sporting events. The bid has received backing from regional leaders and prominent golfers.

DESCRIPTION

The Assembly Rooms comprises an impressive Grade II Listed commercial building - extensively refurbished and repositioned in recent years, the property provides high-quality and highly flexible accommodation arranged over multiple floors, combining period architectural features with contemporary specification.

The building offers a diverse range of meeting rooms, conference facilities, collaborative workspace and event accommodation, all finished to an excellent standard and capable of supporting a variety of occupier requirements.

Character features, including exposed brickwork, vaulted ceilings and large feature windows, have been retained throughout, creating an attractive working and/or leisure environment whilst preserving the building's historic heritage.

The property benefits from excellent accessibility to Bolton town centre amenities, transport connections and public parking provision, presenting an opportunity to acquire a distinctive landmark asset with potential for a range of commercial, educational, leisure, hospitality and alternative uses, subject to the necessary statutory consents.

As a Grade II Listed building, only limited works have been undertaken to the external thermal envelope. Accordingly, the property benefits from an exemption from EPC requirements. The installation of new M&E services and LED lighting has, however, significantly enhanced the building's operational efficiency.



Key attributes:

- Grade II Listed character
- Extensive refurbishment
- Vacant possession
- Town centre regeneration backdrop
- Flexible accommodation.
- Significant alternative-use potential
- 8 car parking spaces



ASSEMBLY ROOMS

44-46 LOWER BRIDGEMAN ST
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Air conditioning
throughout



Double glazed
windows



LED strip lighting
throughout



A mix of open plan,
communal and cellular
accommodation



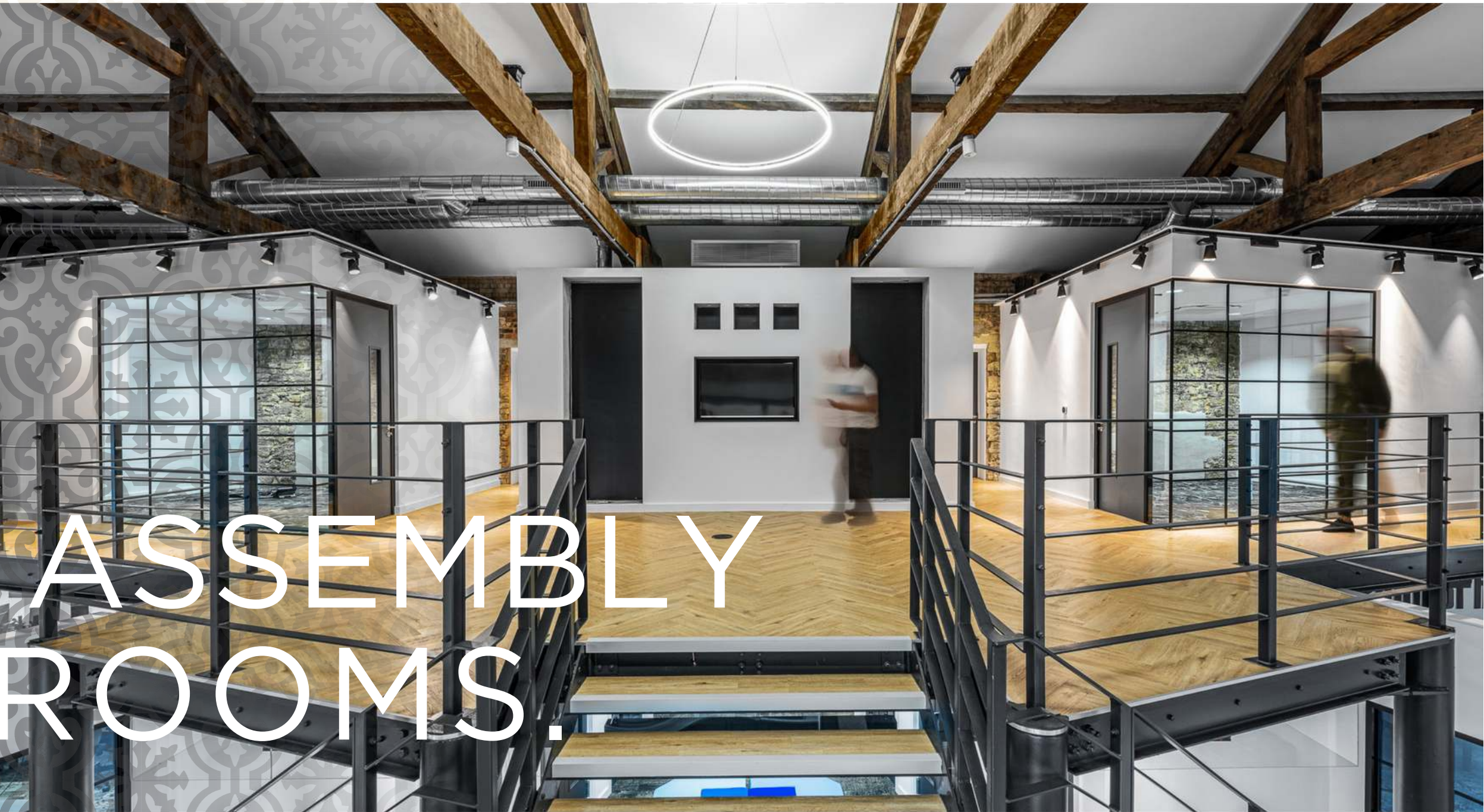
State of the art design
and mezzanine level
with feature atrium



Presentation and
break out facilities



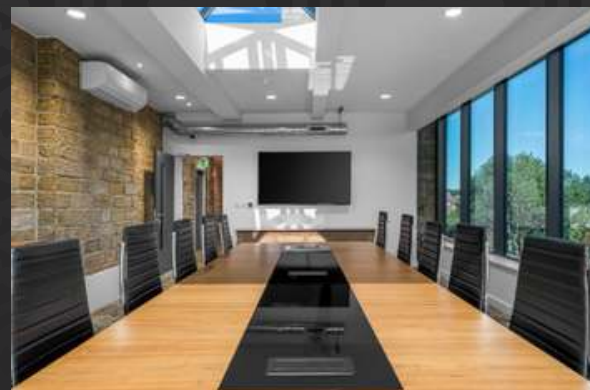
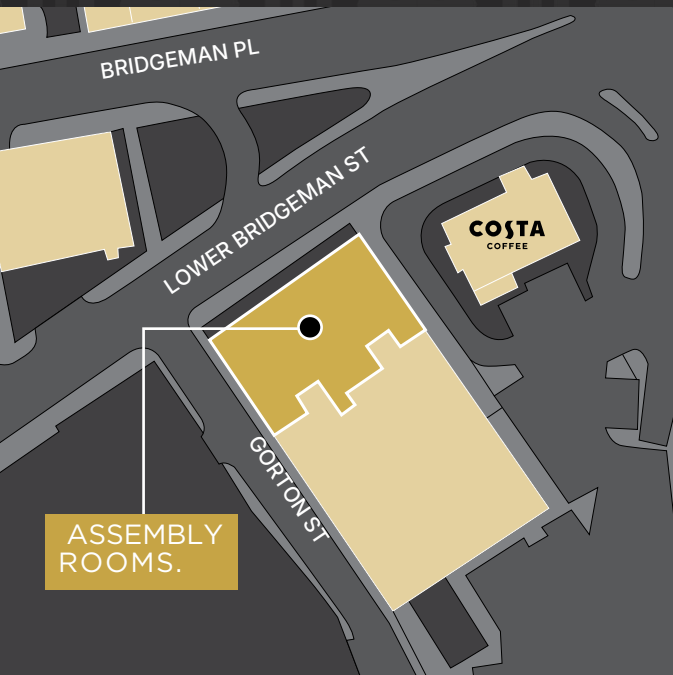
Male and female
WC facilities



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal area basis:

Floor	Sq m	Sq ft
Basement	126.72	1,364
Ground	205.59	2,213
First	312.05	3,359
Second	204.84	2,205
TOTAL	849.20	9,141



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ECONOMY

Bolton is one of the principal commercial centres within Greater Manchester and one of the largest towns in the United Kingdom. The town benefits from a diverse economy, a substantial labour pool and excellent connectivity to Manchester city centre and the wider North West region.

The borough is home to a number of major national and international employers including AO, Warburtons, MBDA, AXA, Keoghs, Sherwin-Williams and Watson Steel Structures. The University of Greater Manchester continues to play an important role in supporting skills development, innovation and business growth across the town.



Bolton benefits from excellent transport infrastructure, with regular rail services providing direct access to Manchester city centre in approximately 20 minutes, together with convenient access to the M61, M60, M62 and M6 motorway networks. Approximately 60% of UK businesses within a two-hour drive.

The town continues to attract significant public and private sector investment, supporting residential development, infrastructure improvements, educational expansion and commercial regeneration. Logistics North, located at Junction 4 of the M61, has established itself as one of the North West's premier logistics and distribution locations, reinforcing Bolton's position as a strategically important business destination.

Key economic highlights include:



One of Greater Manchester's **principal commercial and employment centres**



Population in excess of **290,000 residents** within the borough



Excellent connectivity to Manchester city centre and the national motorway network



Home to **major national and international employers**



University of Greater Manchester **driving educational and economic growth**



Ongoing public and private sector investment supporting **long-term regeneration** and economic expansion



60% of UK businesses within a two-hour drive

TOWN CENTRE REGENERATION

Bolton is benefiting from one of the most ambitious regeneration programmes in Greater Manchester, with significant public and private sector investment being delivered across the town centre. The regeneration strategy is focused on creating a vibrant mixed-use destination incorporating residential, commercial, leisure, educational and cultural uses, whilst enhancing public realm and connectivity throughout the town centre.

The programme is centred around five key regeneration districts which collectively are transforming the town's economic and residential offer.



Victoria Square



1. CHURCH WHARF

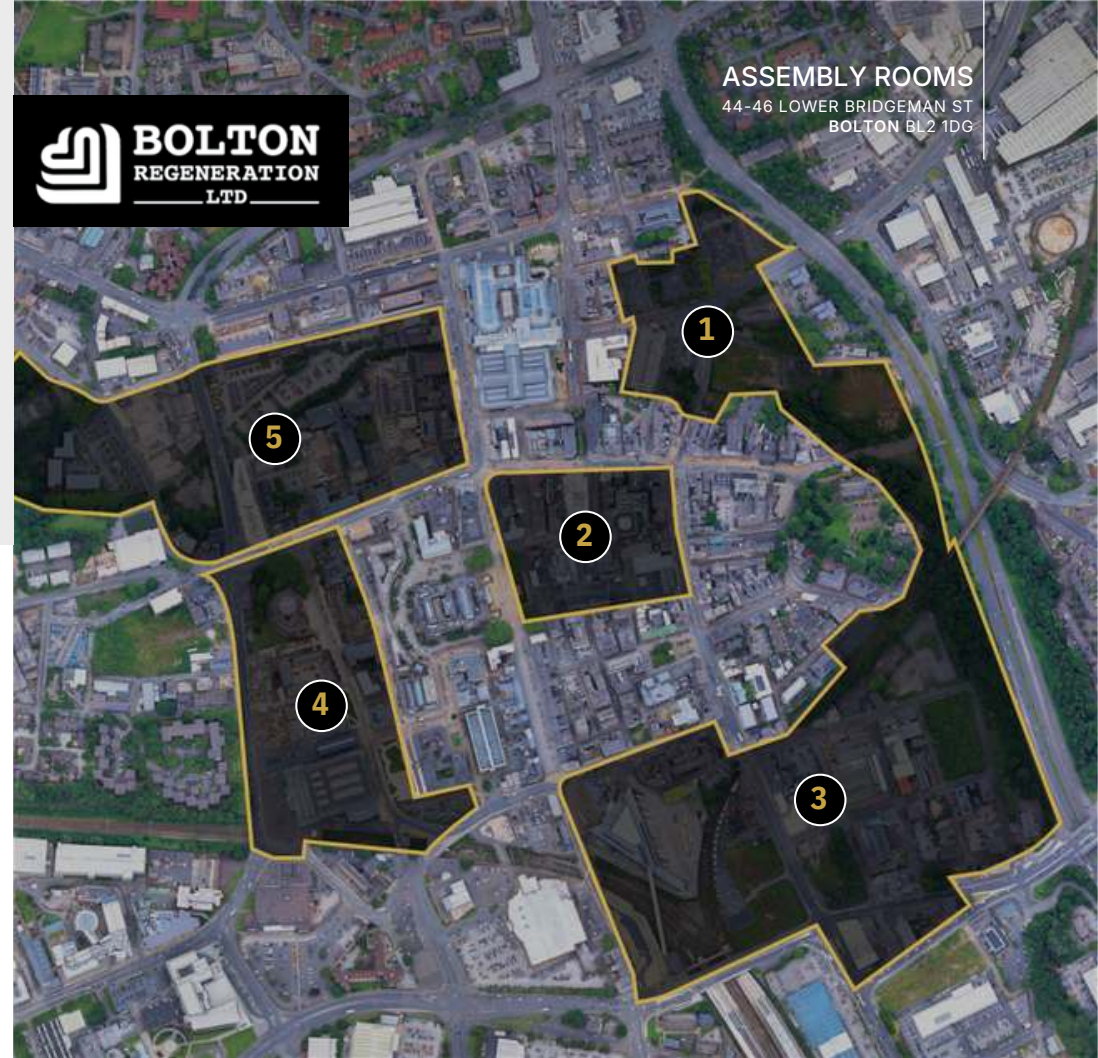
Church Wharf is delivering a major residential-led regeneration scheme adjacent to the town centre, creating new homes, high-quality public realm and complementary leisure uses. The development is helping to reconnect the River Croal with the town centre whilst introducing a significant new residential community within walking distance of Bolton's retail, leisure and transport facilities.

2. VICTORIA SQUARE

The redevelopment of the former Crompton Place Shopping Centre site represents one of the most significant regeneration opportunities within the North West. Situated at the heart of Bolton town centre, the scheme will deliver a new mixed-use destination incorporating residential, leisure, commercial and public realm improvements, creating a modern gateway to the town centre and supporting increased town centre footfall and investment.

3. TRINITY QUARTER

Trinity Quarter has become a key focus for educational, residential and commercial investment. Anchored by the University of Greater Manchester, the area has benefited from substantial investment in student accommodation, academic facilities and supporting amenities, creating a vibrant and growing knowledge-based quarter within the town centre.



BOLTON
REGENERATION
LTD

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4. CHEADLE SQUARE AND LE MANS CRESCENT

The Cultural Quarter centred around Le Mans Crescent continues to benefit from significant investment, including the restoration of historic civic buildings, enhancements to Bolton Museum and major investment in the award-winning Octagon Theatre. The area is expected to become an increasingly important cultural, tourism and leisure destination, strengthening the town centre's visitor economy and heritage appeal.

5. CROAL VALLEY

The Croal Valley regeneration area seeks to reconnect the River Croal with the town centre through a series of residential developments, public realm improvements and enhanced green infrastructure. The scheme will create an attractive urban environment linking the town centre with Queens Park and providing further opportunities for sustainable town centre living.

OFFICE MARKET SNAPSHOT

Bolton's office market is primarily focused around two established business locations: Bolton Town Centre and Middlebrook Business Park, both of which serve a diverse range of occupiers from regional SMEs through to national and international organisations.

Major occupiers within the town include AXA, AO, Keoghs, The Post Office, MBDA and a range of professional services, technology and public sector organisations, reflecting the strength and diversity of the local economy.

The market continues to experience a limited supply of modern Grade A accommodation, particularly within larger floorplates, supporting demand for high-quality refurbished space capable of meeting contemporary occupational requirements.

Occupier demand is generally driven by local and regional businesses seeking well-connected accommodation at a significant discount to Manchester city centre occupational costs. The market has also benefited from ongoing investment in town centre regeneration, transport infrastructure and educational facilities.

Key Market Characteristics

- Established office market serving Greater Manchester and the wider North West region
- Principal office locations at Bolton Town Centre and Middlebrook Business Park
- Diverse occupier base spanning professional services, technology, manufacturing, logistics and public sector organisations
- Limited supply of modern Grade A accommodation
- Competitive occupational costs relative to Manchester city centre
- Continued investment in infrastructure and town centre regeneration supporting long-term occupational demand

PRICE

Price on application.



FURTHER INFORMATION

Further information is available on request within our secure data room.

For further information, or to arrange

a site visit please contact:

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Middlebrook Business Park

TENURE

Long leasehold expiring on 25/05/2264, and therefore with 238 years unexpired.

VAT

The property is elected for VAT purposes.

