

FREEHOLD PUB FOR SALE – BOLTON, GREATER MANCHESTER



NB. Historic photograph

COURTNEYS, 21-23 BRADSHAWGATE, BOLTON, BL1 1EL

- Attractive corner property in Bolton town centre
- Freehold subject to lease
- Contractual rent of £69,770 pa (concessionary rent of £26,000 pa), lease expiry in November 2026
- Nearby occupiers include Yates (Stonegate Group) and Primark

FREEHOLD SUBJECT TO LEASE

GUIDE PRICE £195,000

Subject To Contract – Sole selling agent

COUNF227

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is situated within Bolton town centre in Greater Manchester, approximately 10.50 miles (17 kilometres) north west of Manchester city centre. The immediate area comprises predominantly commercial uses with nearby occupiers including Popworld, the Spinning Mule (JD Wetherspoon) and Yates (Stonegate Group).

A location plan is enclosed.

[Link to Street View](#)

Description

An end of terrace property with attractive architectural features. It is understood that the pub trades over the ground floor with living accommodation at first floor level.

Total Building Footprint	255 sq m (2,744 sq ft)
---------------------------------	------------------------

NB: The floor areas set out are approximate and are for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 11:00 am until 3:00am seven days a week.

Planning

From informal enquiries of Bolton Council, it has been ascertained that the property is not listed but it is situated within a conservation area.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £12,750.

Tenure & Basis of Sale

Freehold subject to lease. The whole building is let to Graham Mark Vance for a 20-year term until November 2026. The contractual rent is £69,770 pa with a concessionary rent of £26,000 pa currently in place. The lease is subject to annual rental increases by RPI (uncapped) and five yearly open market reviews.

Guide price £195,000. VAT may be payable in addition to the purchase price. Subject to contract.

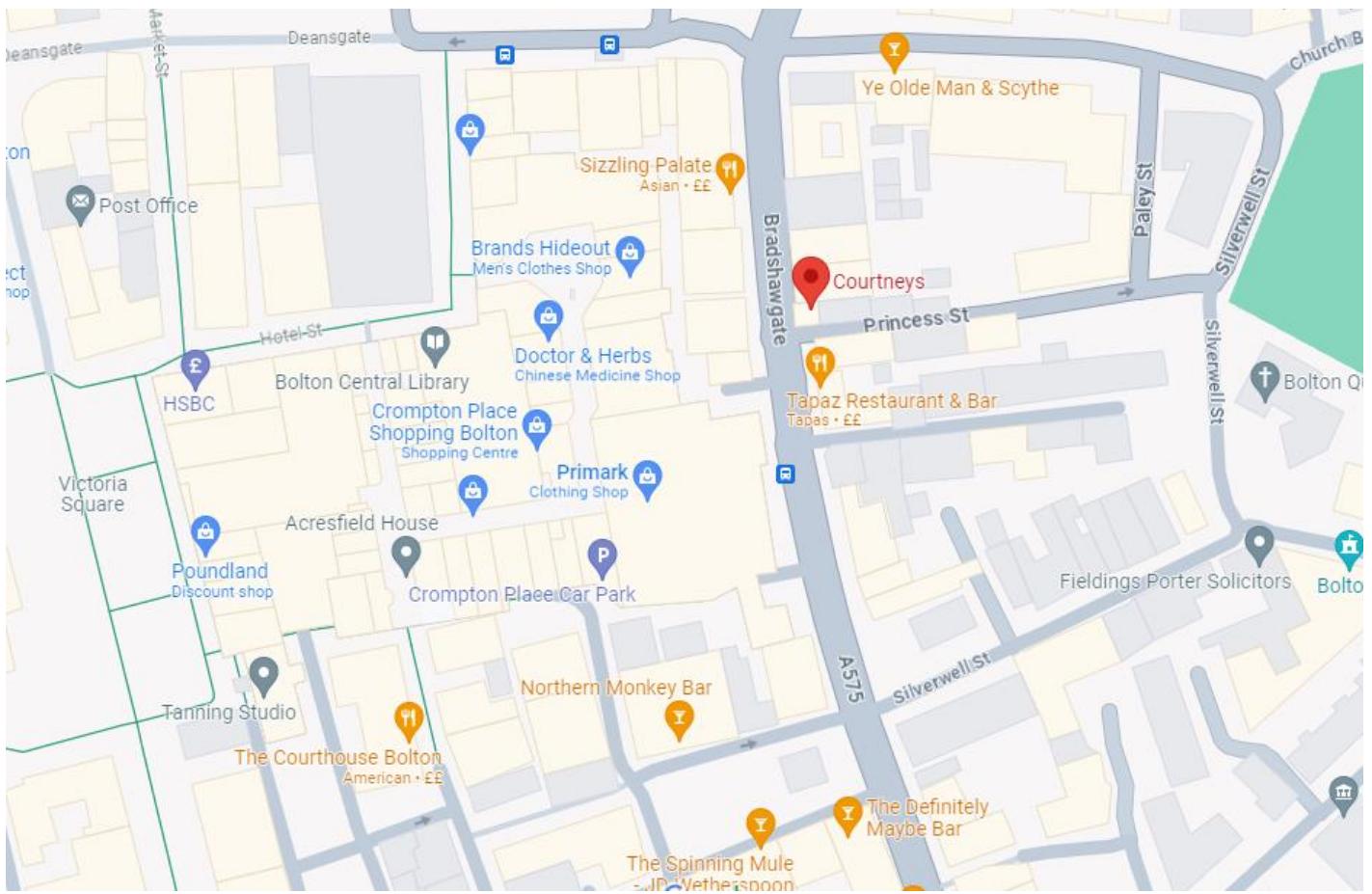
Further Information & Viewings

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Location Plan



Google Maps. Not to scale - Provided for indicative purposes.

EPC

A copy of the EPC can be provided on request.