



# THE SWAN & BARRISTERS

2-4 Churchgate, Bolton, BL1 1HJ

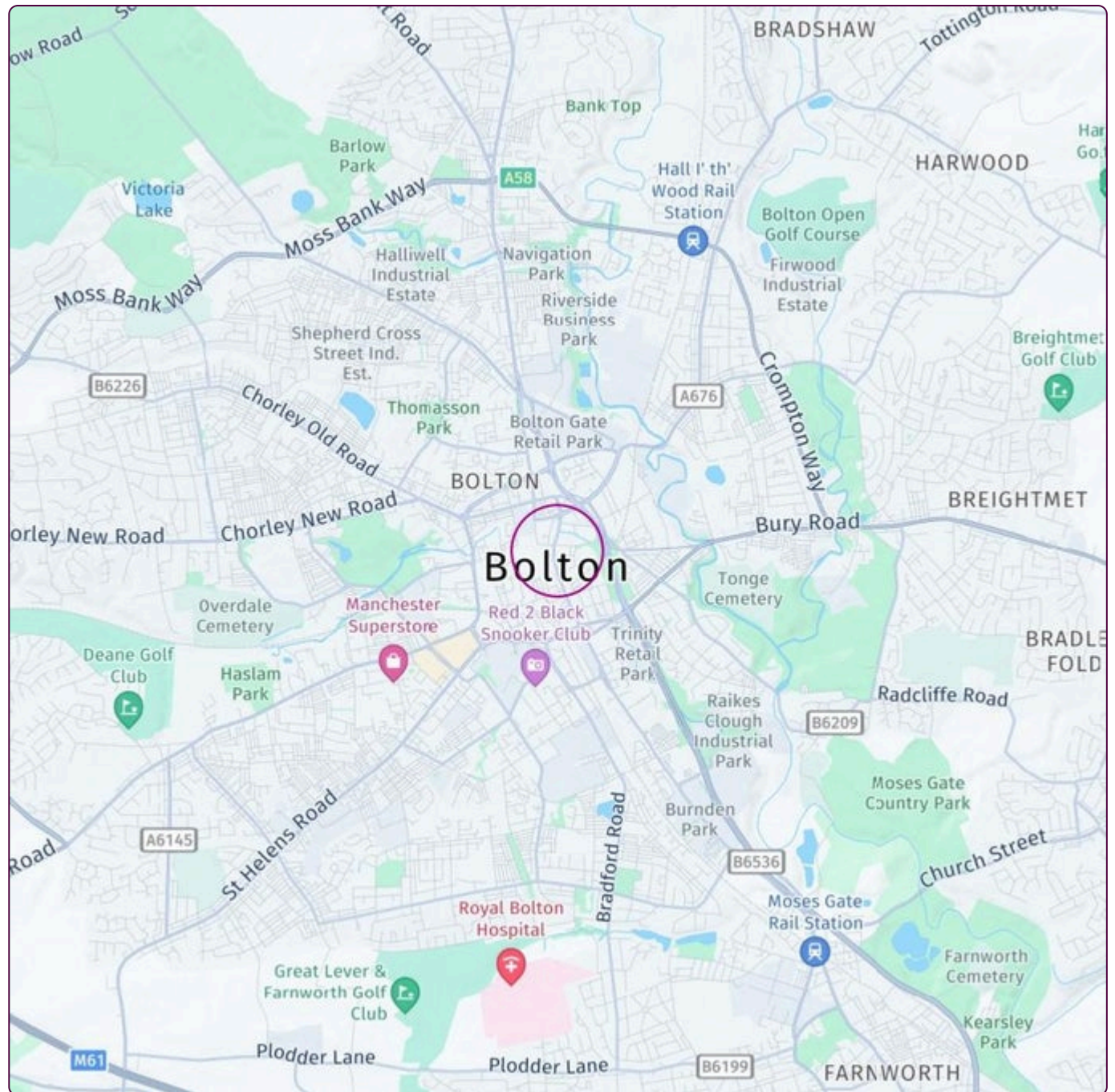
FREEHOLD: £1,500,000 | REF: 5652112

## KEY HIGHLIGHTS

- Open plan lounge & public bars (200)
- Extensive undeveloped upper floors
- Wet led 1000 + Brewers Barrels per annum
- Grade ii listed site extending to 0.26 acres
- Licensed from 08:00 - 06:00am
- Energy Rating - Awaited

## LOCATION

The Property is situated on the corner of Churchgate and Bradshawgate within Bolton town centre. Bolton is a town located in Greater Manchester, 11 miles north east of Manchester and 13 miles south of Blackburn. Churchgate and Bradshawgate are prominent routes, through the town centre, surrounded by mixed use areas of commercial, residential and leisure. The locality forms part of the leisure circuit with nearby operators including Hogarths (Amber Taverns), The Spinning Mule (JD Wetherspoon) and a number of independent operators. The locality is a Conservation Area.





## DESCRIPTION

The Property comprises a part-three and part-four storey, Grade II listed public house. The Property is dated from the 18th Century and there has been a number of extensions and reconfigurations over the years. The elevations are of brick construction set beneath a series a pitched, slate covered roof. Overall, the Property extends to 0.26 acres.

## GROUND FLOOR

The Swan – the main trading area is U shaped, over split levels, with a central bar servery. To the rear, there is a DJ booth and dancefloor leading to a double door into the courtyard. The room is furnished with both fixed and freestanding furniture.

Barristers – located fronting Bradshawgate and typically trading from the evenings until late. A single traditional room with bar servery. The room is furnished with timber panel features throughout along with both fixed and freestanding furniture.

Between the two trading areas, there is an enclosed courtyard used for external drinking.

Ancillary accommodation includes two large storerooms with the potential to provide further trading areas, stores and an additional garage.



## OTHER FLOORS

To the basement, there is a former clubroom with a lounge, bar area and dancefloor. Beer cellar serving both The Swan and Barristers, as well as a variety of stores (including a plant room).

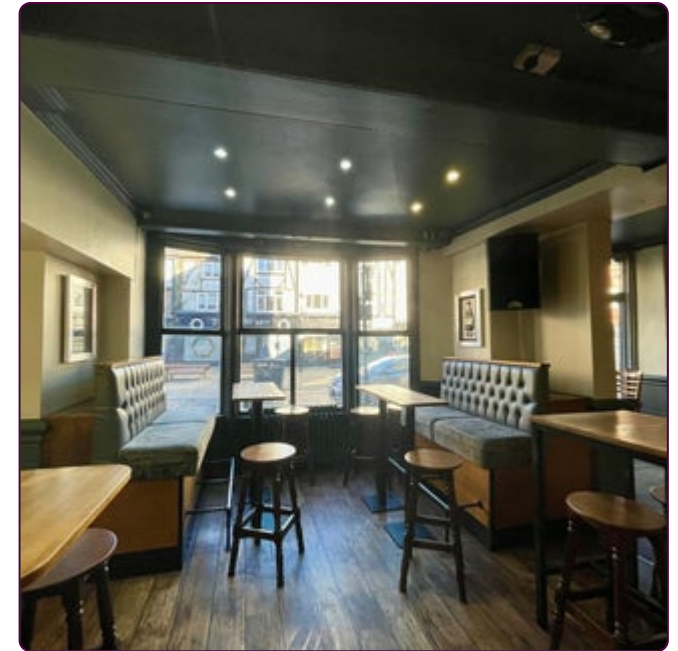
The first floor is accessed via a central staircase leading into an office and staff WC. To the rear, there is a former function room with kitchen and WC. To the Churchgate end of the building, there is a former dining area comprising of two rooms. There are five former hotel rooms and stores.

The second floor is laid out over a variety of split levels providing 30 former hotel rooms, shared WC/bathrooms, storerooms and a plant room.

The third floor provides former staff accommodation of two, one bedroom flats that both comprise a lounge and bathroom, as well as two additional staff bedrooms.

## FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.





## PLANNING PERMISSIONS

The Property is Grade II Listed and located within the Churchgate Conservation Area.

## TENURE

The Property is held freehold on title number LA333395

## TRADING HOURS

Licensed 8.00am to 6.00am

## BUSINESS RATES

The Rateable Value is £41,000 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

## REGULATORY

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

# The Swan Barristers, 2-4 Churchgate, Bolton, BL1 1HJ

Basement Gross Internal Area = 3,195 sq ft / 296.8 sq m  
 Ground Floor Gross Internal Area = 8,043 sq ft / 747.2 sq m  
 First Floor Gross Internal Area = 8,070 sq ft / 749.7 sq m  
 Second Floor Gross Internal Area = 6,527 sq ft / 606.4 sq m  
 Loft Gross Internal Area = 1,342 sq ft / 124.7 sq m  
 Total Gross Internal Area = 27,177 sq ft / 2,524.8 sq m



Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1263729)

## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

T: 0344 412 4944

E: [enquiries@christiefinance.com](mailto:enquiries@christiefinance.com)

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



### INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

T: 01908 920 570

E: [enquiries@christieinsurance.com](mailto:enquiries@christieinsurance.com)

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



### KEITH STRINGER

Director - Pubs & Restaurants

T: +44 7764 241 307

E: [keith.stringer@christie.com](mailto:keith.stringer@christie.com)



### JAMES DODD

Business Agent - Pubs and Restaurants

T: +44 7561 114 985

E: [james.dodd@christie.com](mailto:james.dodd@christie.com)

#### CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.