



# THE SWAN & BARRISTERS

*The Swan & Barristers, 2-4 Churchgate, Bolton, Greater Manchester, BL1 1HJ*

Freehold £1,500,000 | Ref: 5652112



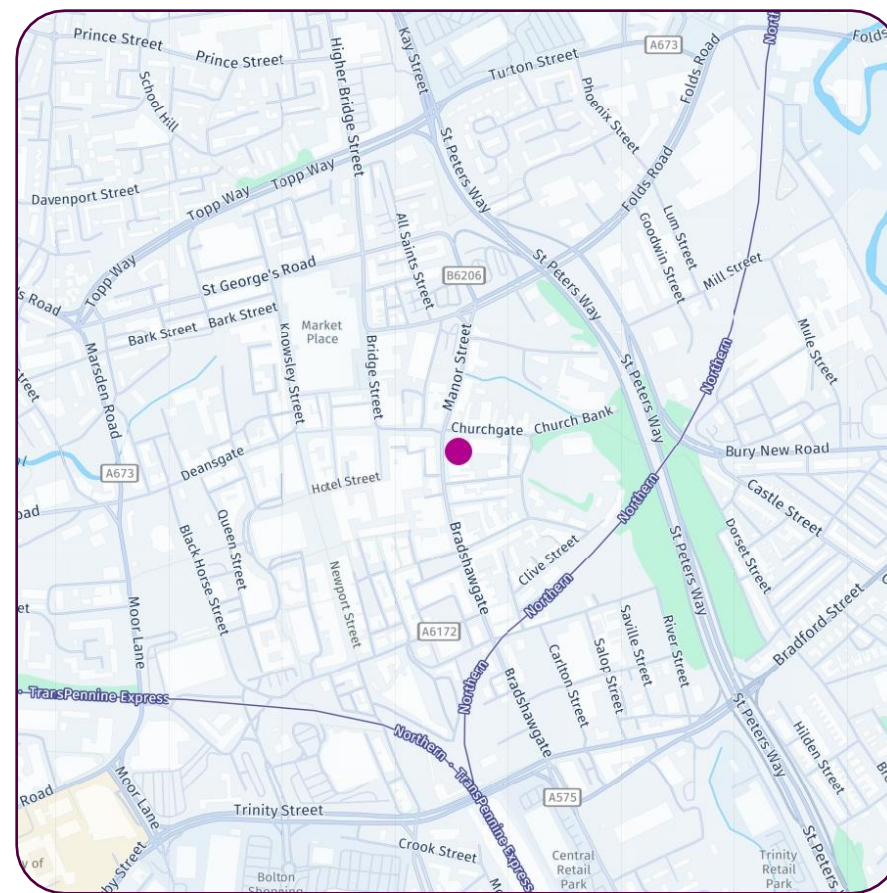
## Opportunity Highlights

- Prominently located main circuit freehold
- Trading as The Swan & Barristers
- Open plan lounge & public bars (200 covers)
- Extensive, undeveloped upper floors
- Wet-led 1000+ brewers' barrels
- Grade II Listed site extending to 0.26 acres
- Licensed from 08:00am-06:00am
- Energy rating - TBC



2-4 Churchgate, Bolton, Greater Manchester, BL1 1HJ

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

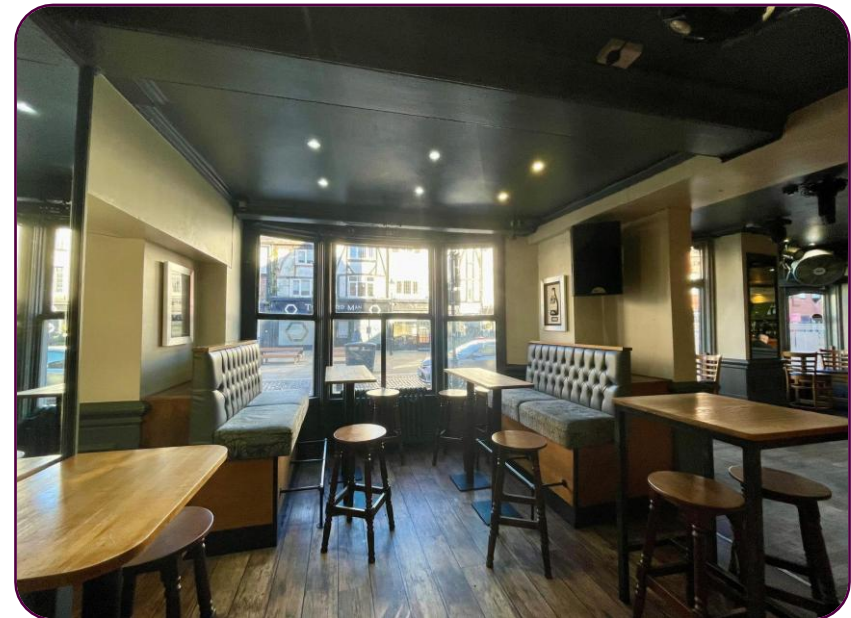
The Property comprises a part-three and part-four storey, Grade II listed public house. The Property is dated from the 18th Century and there has been a number of extensions and reconfigurations over the years. The elevations are of brick construction set beneath a series a pitched, slate covered roof.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

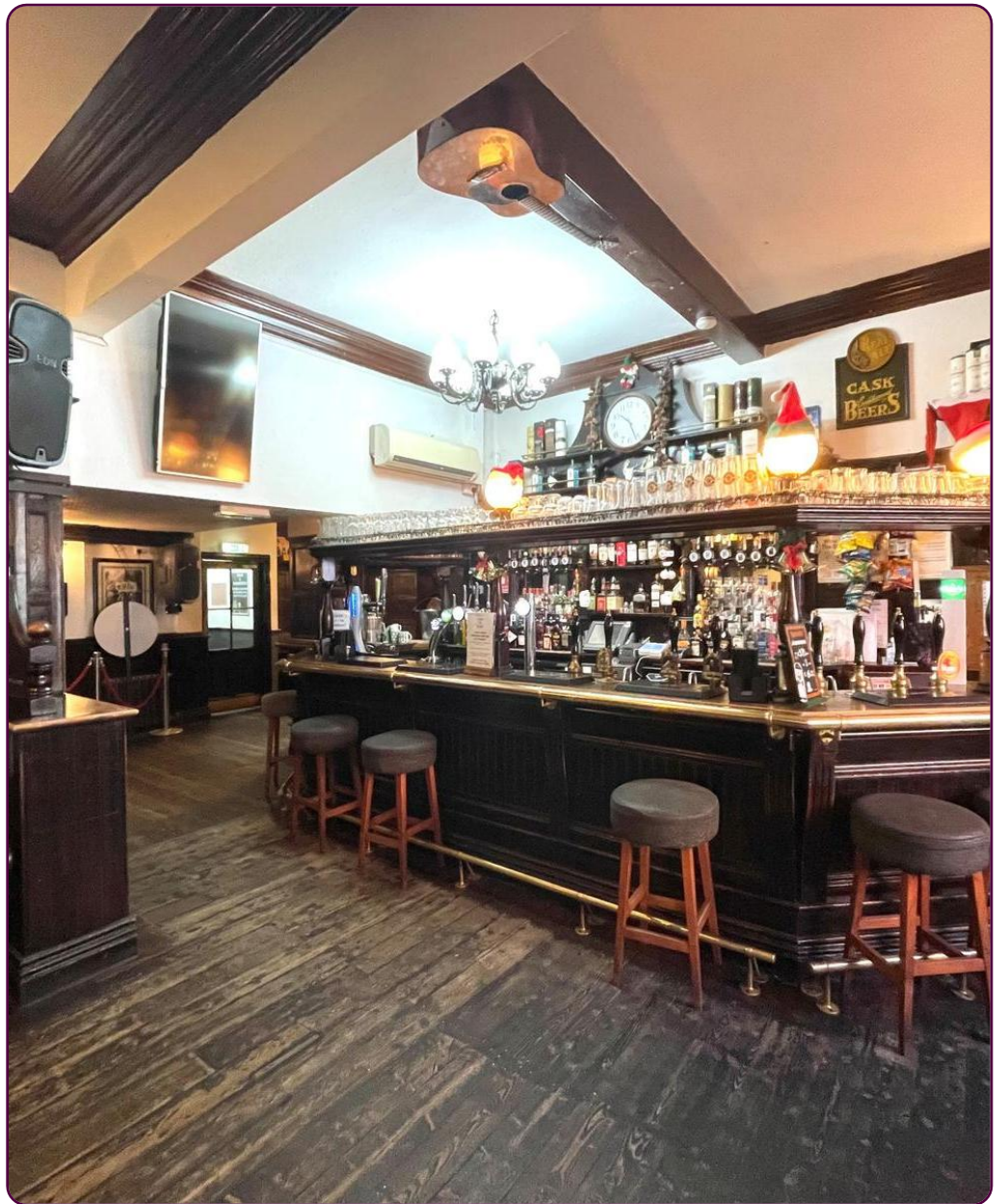


## Ground Floor

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.



## Other Information

### 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 be excluded.

### Trading Hours

Licensed 08:00am to 06:00am

### 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

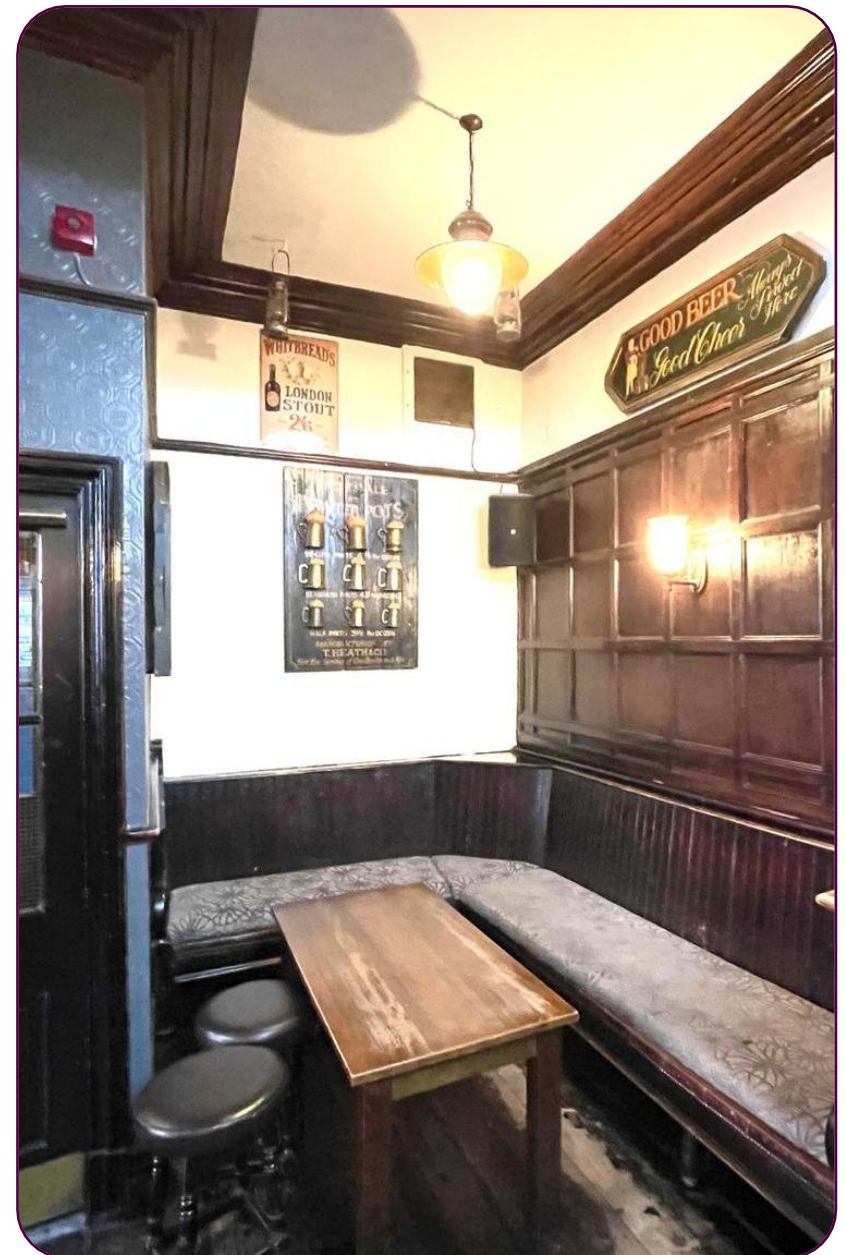
### Business Rates

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.

### EPC Instructed



## Other Information (continued)

### Terms

The sale is to be in standard terms of a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.



# Viewing

No direct approach may be made to the business and we would encourage all interested parties to visit discreetly before arranging a formal viewing. For an appointment to view, or for further information, please contact:

**James Dodd**  
Business Agent  
M: +44 (0)7561 114 985  
E: james.dod@christie.com

**Keith Stringer**  
Director  
M: +44 (0)7764 241 307  
E: keith.stringer@christie.com

**Jess Wraith**  
M: 07825 626 666  
E: jeff.wraith@savills.com

**James Faulkner**  
M: 07974 034 352  
E: james.faulkner@savills.com

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#### CUSTOMER DUE DILIGENCE CHECKS

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