



For Sale Public House with development potential

Cotton Tree Pub, 15 Prince Street, Bolton, Lancashire, BL1 2NP

6,275 ft² (582.95 m²) Building on a site of 0.255 Acres

- Large detached Public House suitable for redevelopment or conversion
- Offers potential for a range of uses
- Income producing
- Located just outside the Town Centre boundaries
- Situated off one of the main roads in and out of Bolton

Description

The subject property comprises a large two storey detached public house with a car park. The property extends to a total of 6,275 sq ft on a site of 0.255 acres. The property provides either an alternative use a range a development opportunities including conversion to residential use, conversion to a mixed use development or demolition and redevelopment of the existing site subject to the necessary planning consents. Further plans and drawings can be provided upon request.

The property is currently leased on a tenancy at will at an annual income of £12,000 per annum exclusive of all other outgoings. The property is also held on a long leasehold basis with an annual ground rent of £4,000 per annum.

Location

The property is located off Prince Street, Bolton. It is accessed via Higher Bridge Street which provides access to the A666 and Topp Way, these in turn connect to the local road network and regional motorways. It is also located close to Bolton Town Centre and is surrounded by a mix of residential occupiers and adjacent to Aldi supermarket. It is also close to a number of car dealerships, including Mercedes and Jaguar Land Rover.

Accommodation

We have been provided with the floor areas by our client and we understand it provides the following floor areas on a Gross Internal Area basis:

Ground Floor	4,370 sq ft (406 sq m)
First Floor	1,905 sq ft (177 sq m)
Total:	6,275 sq ft (582.95 sq m)

We would recommend interested parties undertake their own measurements in this regard.

Tenure

The property is also held on a long leasehold basis for 250 years with an annual ground rent of £4,000 per annum.

Price

Seeking offers on an unconditional basis of £295,000 subject to contract

Planning Use

The property come under use class Sui Generis for a public house.

The property is suitable for alternative uses, conversion or redevelopment, subject to the necessary planning consents. We would advise interested parties to seek their own planning advice in this regard.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate although a sale can be treated as a transfer of a going concern (TOGC)

Business Rates

Rateable Value £3,000

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

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