



## To Let - Large Detached Commercial Building suitable for a variety of uses with a large car park.

**Brooklyn Hotel, Green Lane, Bolton, Lancashire, BL3 2EF**

**4,529 ft<sup>2</sup> (420.74 m<sup>2</sup>)**

- Grade II Listed premises situated in a 4 acre site.
- Large Car Park
- large open grounds to the rear
- Established residential area
- Mature woodland within the grounds
- Close to Bolton Hospital and the A(666)

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## Description

The Former Brooklyn Hotel is a Grade II Listed Gothic style 3 storey detached premises of brick and stone construction. There is a main entrance fronting the main car park which leads through to an entrance area and main bar area comprises 3 inter connected lounge areas with a feature wrap around bar servery. There are also rear doors that provide access to the garden areas. Male, female and disabled WCs are also located on the ground floor.

The first floor provides a former kitchen area with the extraction equipment still in place along with a dun-waiter. W Cs are located on this floor along with a large open plan function area. There is also living accommodation over the 1st and 2nd floors which provides 3 bedrooms, a bathroom, lounge and kitchen.

Externally the property is located on a 4 acre site most of which is mature woodland and a main car park area suitable for 35 parking spaces. Please note the use of the external areas will need to be considered and agreed depending on the end users needs. The property is of basic condition and suitable for a variety of uses subject to the necessary planning consents.

## Location

The subject property is located along Green Lane, in a desirable residential area of Great Lever. It is circa 1.5 miles from Bolton Town Centre and close to the A(666) which can be accessed within a 5 minute drive.

The property is located in popular residential area and is close to the Southfields pub, Great Lever Park and Meadow Bank Care Home.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice Net Internal Area basis (NIA) and provides 4,529 ft<sup>2</sup> (420.74 m<sup>2</sup>) of accommodation.

## EPC

A copy of the EPC is available on request.

## Rent and Lease Terms

£30,000 Per annum exclusive of all other outgoings on full repairing and insuring terms for a term to be agreed Subject to contract. Please note the lease is for the building only. If the grounds are required this can be done on a license agreement or excluded tenancy.

## Planning Use

Current use is for A4 Public House. Alternative uses will be considered on their own merit and subject to the necessary planning consents.

Listed Building consent may be required for alternations internally and externally. All planning enquiries should be directed to Bolton MBC Planning Department.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £42,000

## Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial  
Ms Ruth Bates  
01204 221063  
Mobile: 07388 996141  
[ruth.bates@millermetcalfe.co.uk](mailto:ruth.bates@millermetcalfe.co.uk)



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