

THE SWAN & BARRISTERS

2-4 CHURCHGATE, BOLTON, BL1 1HJ

FOR SALE - FREEHOLD TOWN CENTRE PUBLIC HOUSE



CHRISTIE & CO

savills



THE SWAN

CHURCHGATE

Restricted Zone ENDS

End

20

TOP 3

THE SWAN

THE SWAN

psum

HIGHLIGHTS INCLUDE:

- Town Centre Public House
- Trading as The Swan and Barristers
- Ground Floor Trading Accommodation
- Open Plan Lounge and Public Bars
- Licensed from 08:00 am until 06:00 am
- Extensive Upper Floor Accommodation
- Site extends to 0.26 acres
- Price Reduced to £1,200,000 plus VAT if applicable.

LOCATION

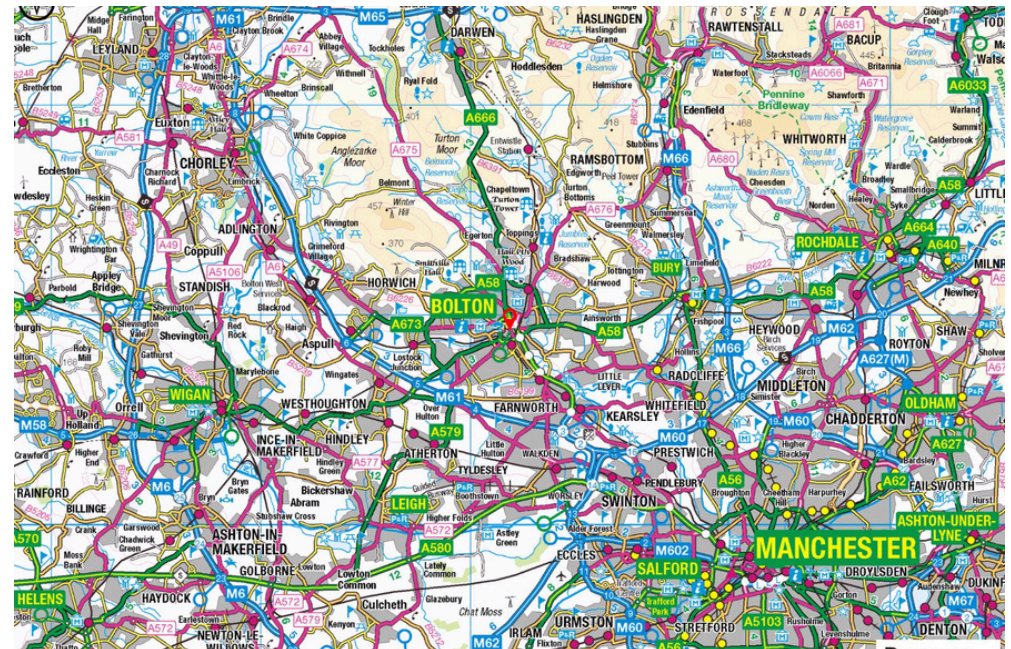
The Property is situated on the corner of Churchgate and Bradshawgate within Bolton town centre. Bolton is a town located in Greater Manchester, 11 miles north east of Manchester and 13 miles south of Blackburn.

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.



ACCOMMODATION

The accommodation (including basement) is arranged over five stories and laid out as follows:

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.

Basement 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).

First Floor 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.

Second Floor 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.

Third Floor 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.



TENURE

The Property is held freehold on title number LA333395

GUIDE PRICE

Unconditional offers of £1,200,000 plus VAT(if applicable) are invited for clients freehold interest with vacant possession.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £41,000.



PLANNING

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

LICENCE

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

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.

EPC

C-72

VAT

VAT may be applicable at the prevailing rate.

TERMS

The sale is to be in standard terms for 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.



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MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged strictly by appointment with the joint selling agents Savills and Christie & Co.

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Designed and produced by Savills Marketing: 020 7499 8644 | February 2026



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