

For Sale/
May Let



Town Centre Former Club Premises – Grade II Listed

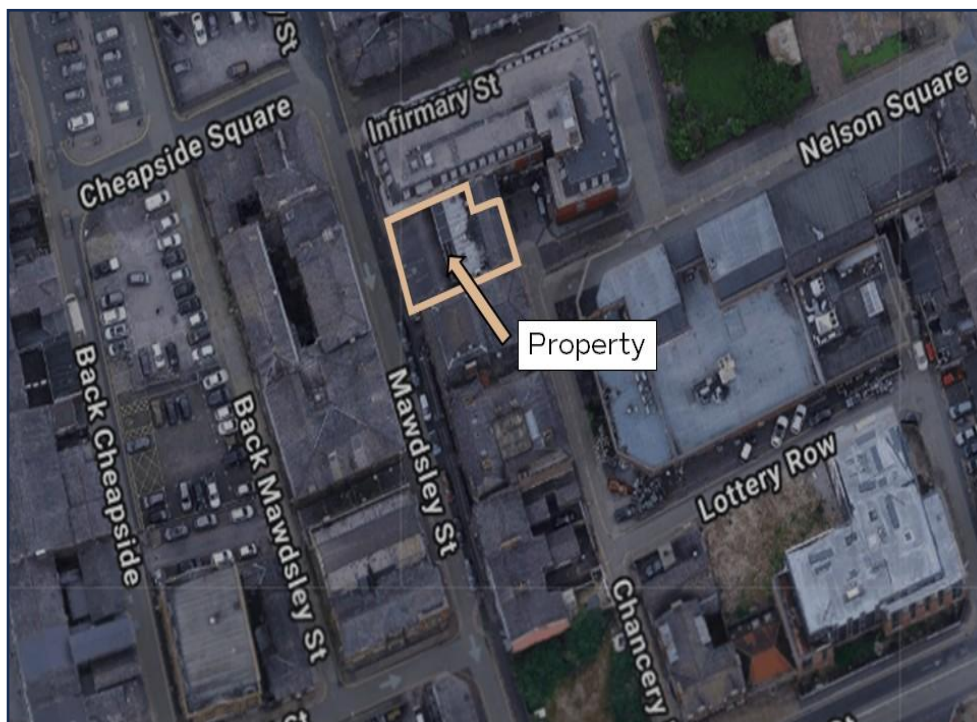
8,288 SQ FT (769.96 SQ M) – MAY SUIT REDEVELOPMENT (SUBJECT TO PLANNING)

📍 23 MAWDSLEY STREET, BOLTON, BL1 1LL

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent Town Centre location
- Former nightclub premises suitable for redevelopment/conversion – subject to planning permission
- Grade II Listed mid-terraced townhouse style property
- Walking distance from Bolton Interchange (Bus & Train Station)
- Established position adjacent to Bolton's main club premises
- Close to many key new residential developments
- Located in close proximity to a number of student apartment schemes
- Accommodation arranged over 3/4 levels
- Held Long Leasehold for an unexpired term of approximately 761 years
- Offers in the Region of £325,000 exclusive (no VAT)



LOCATION

The property is located prominently upon Mawdsley Street within the heart of Bolton Town Centre. Access to the property can be gained from both Mawdsley Street and Chancery Lane, direct from Nelson Square. Nelson Square is a popular and established location, surrounded by bars, nightclubs, cafes and restaurants.

Nelson Square and Mawdsley Street make up one of the main thoroughfares leading to the Town Hall Square and Crompton Place Shopping Centre (due for extensive re-development). Bolton is well served by mainline train stations that run regular and direct services to and from Manchester.

The majority of the local property in the vicinity is commercial in nature, with a handful of student apartment and residential schemes nearby, including key developments such as 58 town houses at St Georges Road/Bark Street and 218 apartments and town houses at Moor Lane.

DESCRIPTION

The property comprises a substantial three/four storey mid-terrace, townhouse style property which has been internally altered and in recent years, been utilised as a licensed political social club and most recently, a licensed nightclub.

Access to the property can be gained from both Mawdsley Street and Chancery Lane (via Nelson Square). Internally, the accommodation is arranged over a number of floors, plus basement. There is a main staircase from the Chancery Lane entrance, providing access to each floor.

Floor plans are attached.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
23 Mawdsley Street	769.96	8,288

*Each floor extends to approximately 2,450 sq ft Gross (except 4th floor/former VIP lounge)

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

TITLE/TENURE

The property is held Long Leasehold for an unexpired term of approximately 761 years.

SALE PRICE

Offers in the Region of £325,000 exclusive, on an unconditional basis. Conditional offers may be considered.

MAY LET

Alternatively, our client may consider a rental of the property on terms to be agreed. Rent on Application.

VAT

VAT is not applicable.

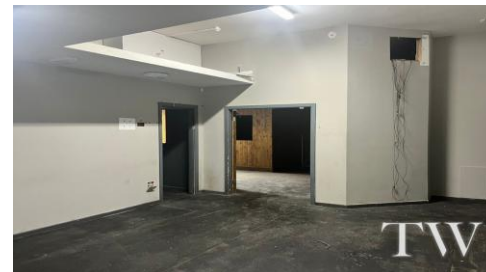
BUSINESS RATES

A re-assessment for Business Rates will be required. **Interested parties are advised to make their own enquiries with Bolton Council to clarify the rates payable for the property.**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

USE/PLANNING

Sui-Generis (Nightclub & Premises). The property may suit other uses, or conversion, subject to planning permission. **Interested parties are advised to make their own enquiries with the Local Planning Authority (Bolton Council).**



LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of D(87). The certificate is valid until 27th November 2029. A full copy of the Report is available upon request.



ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 07919 414752 ✉ daniel.westwell@turnerwestwell.co.uk

Nathan Broughton | Graduate Surveyor

BSc (HONS)

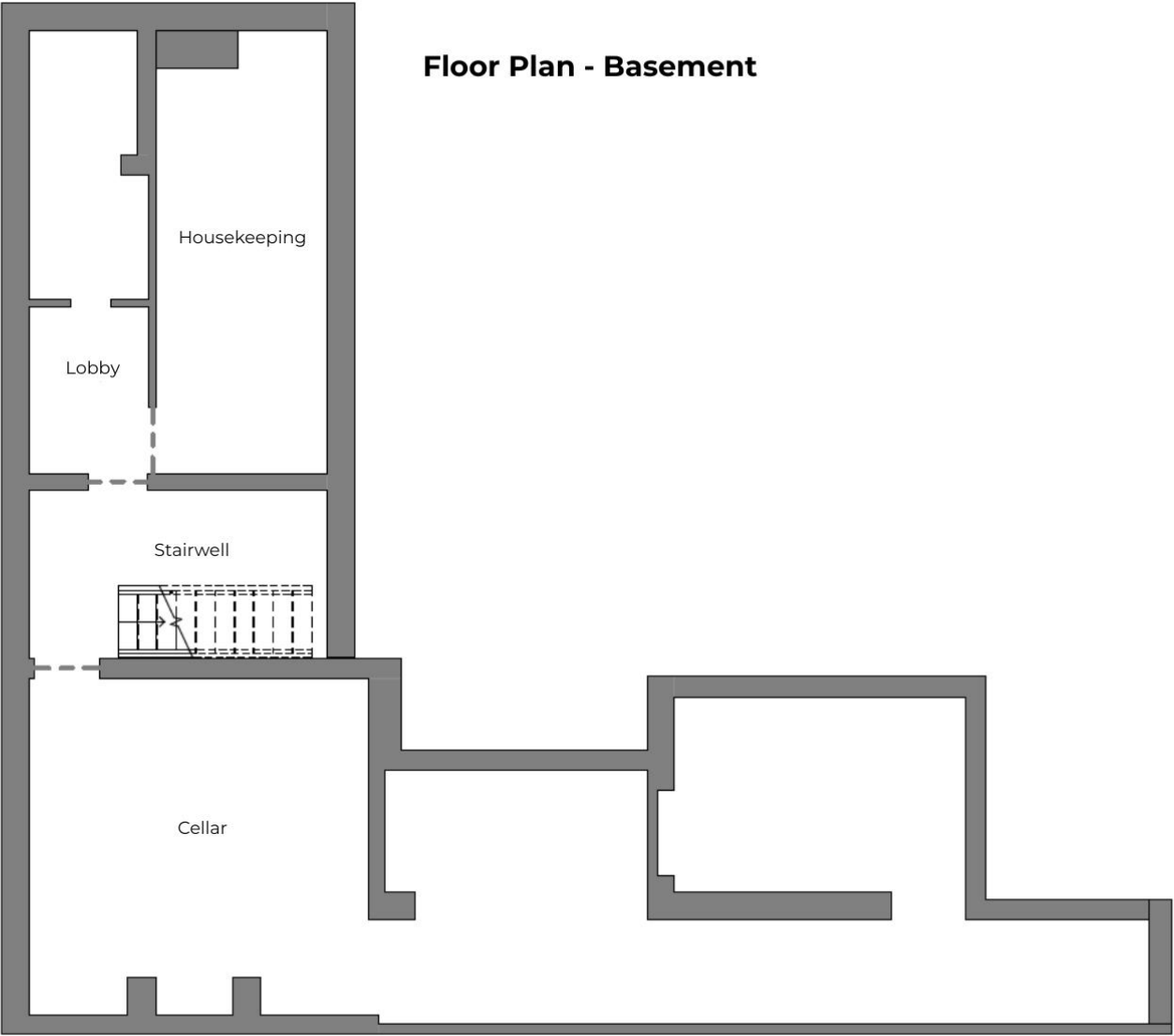
☎ 07393 799957 ✉ nathan.broughton@turnerwestwell.co.uk

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

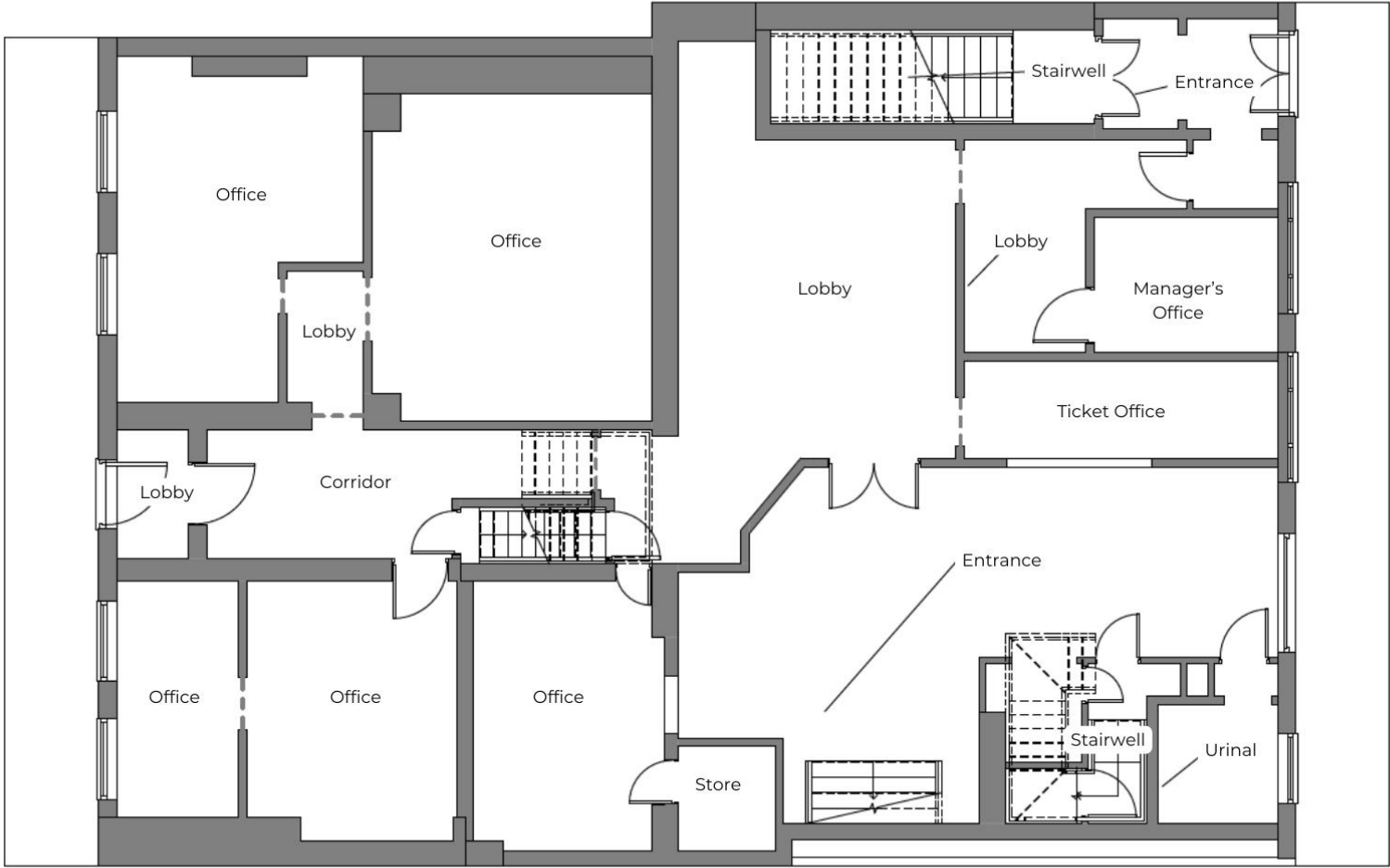


TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.

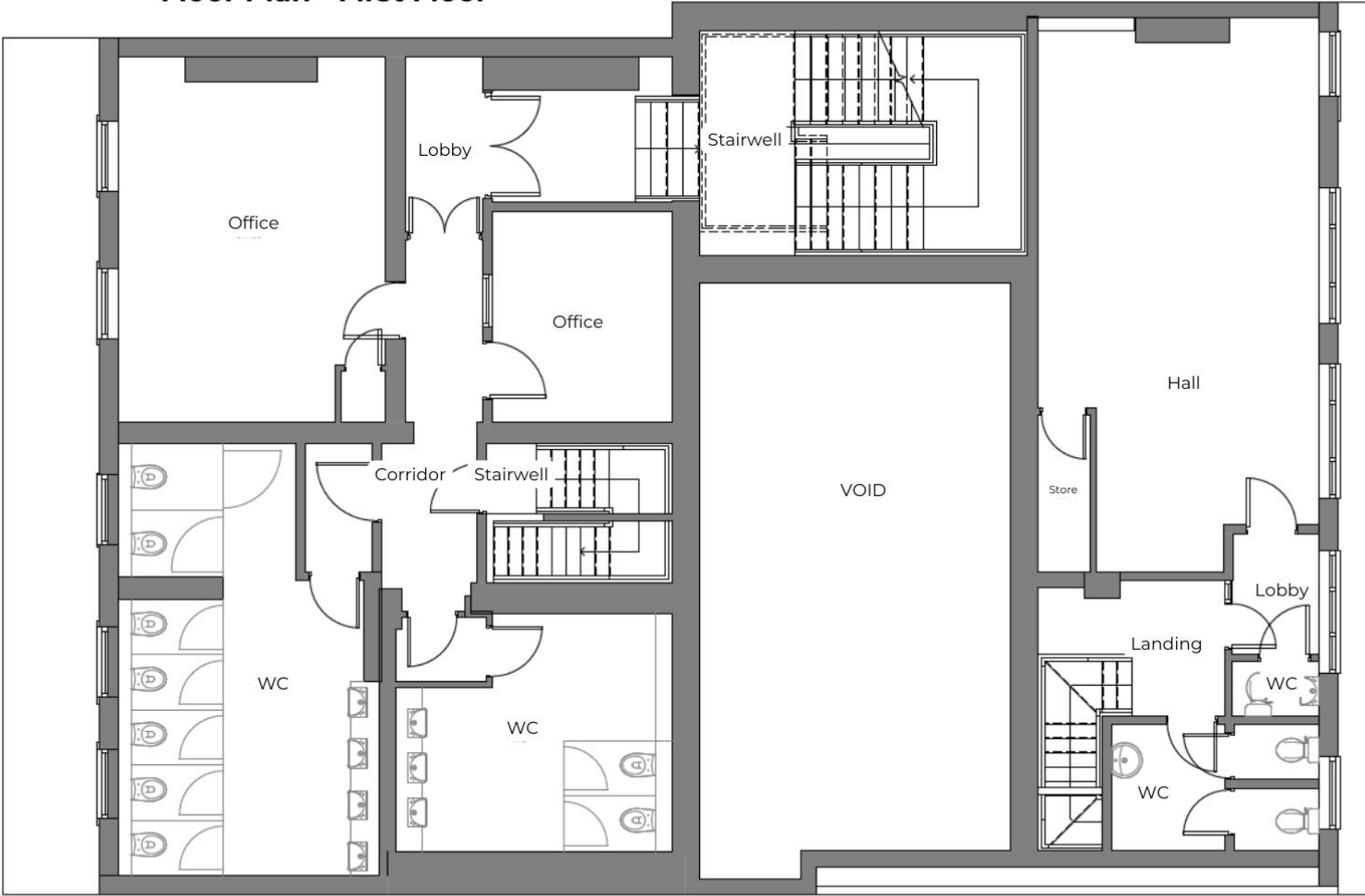
Floor Plan - Basement



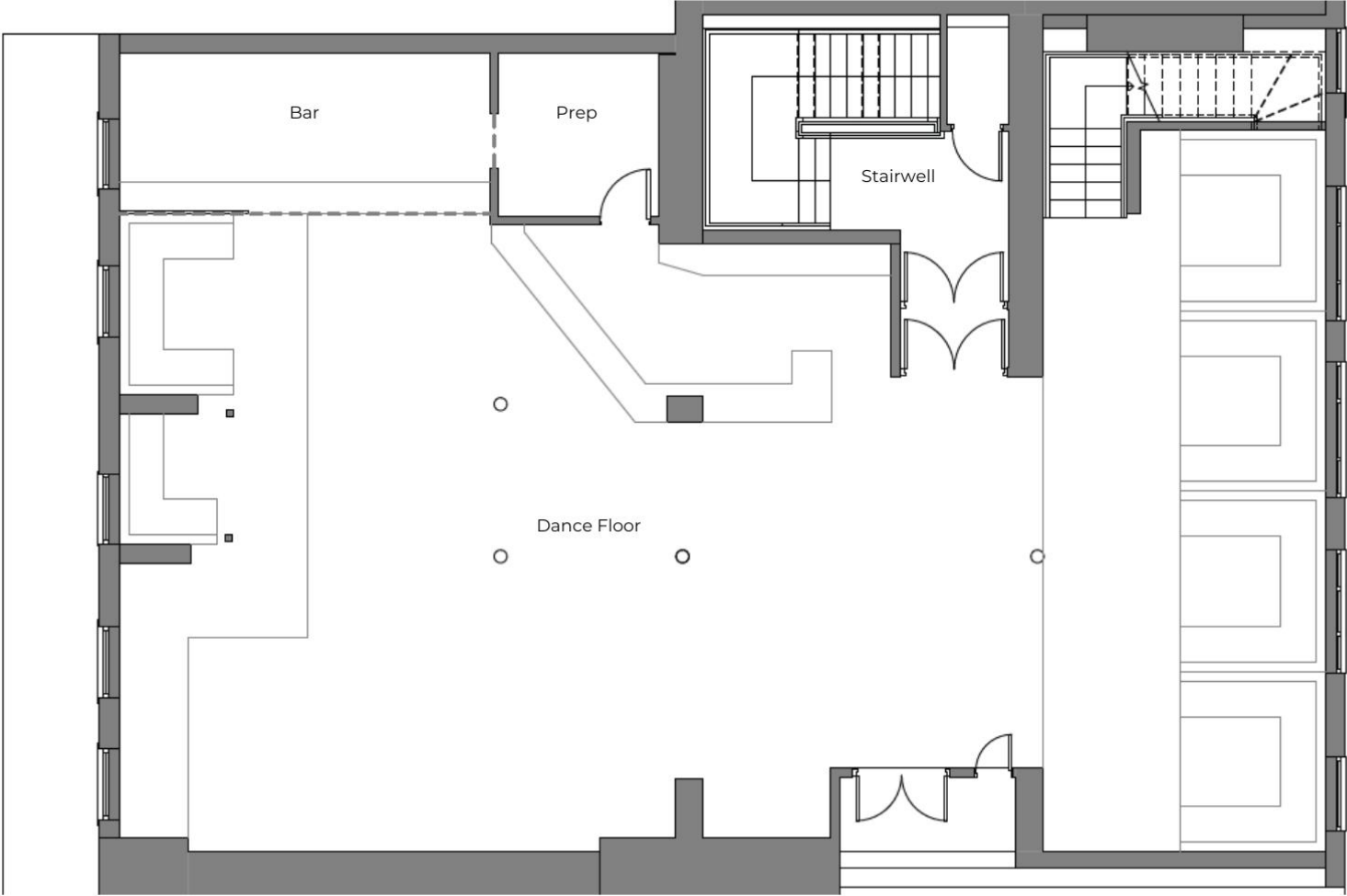
Floor Plan - Ground Floor



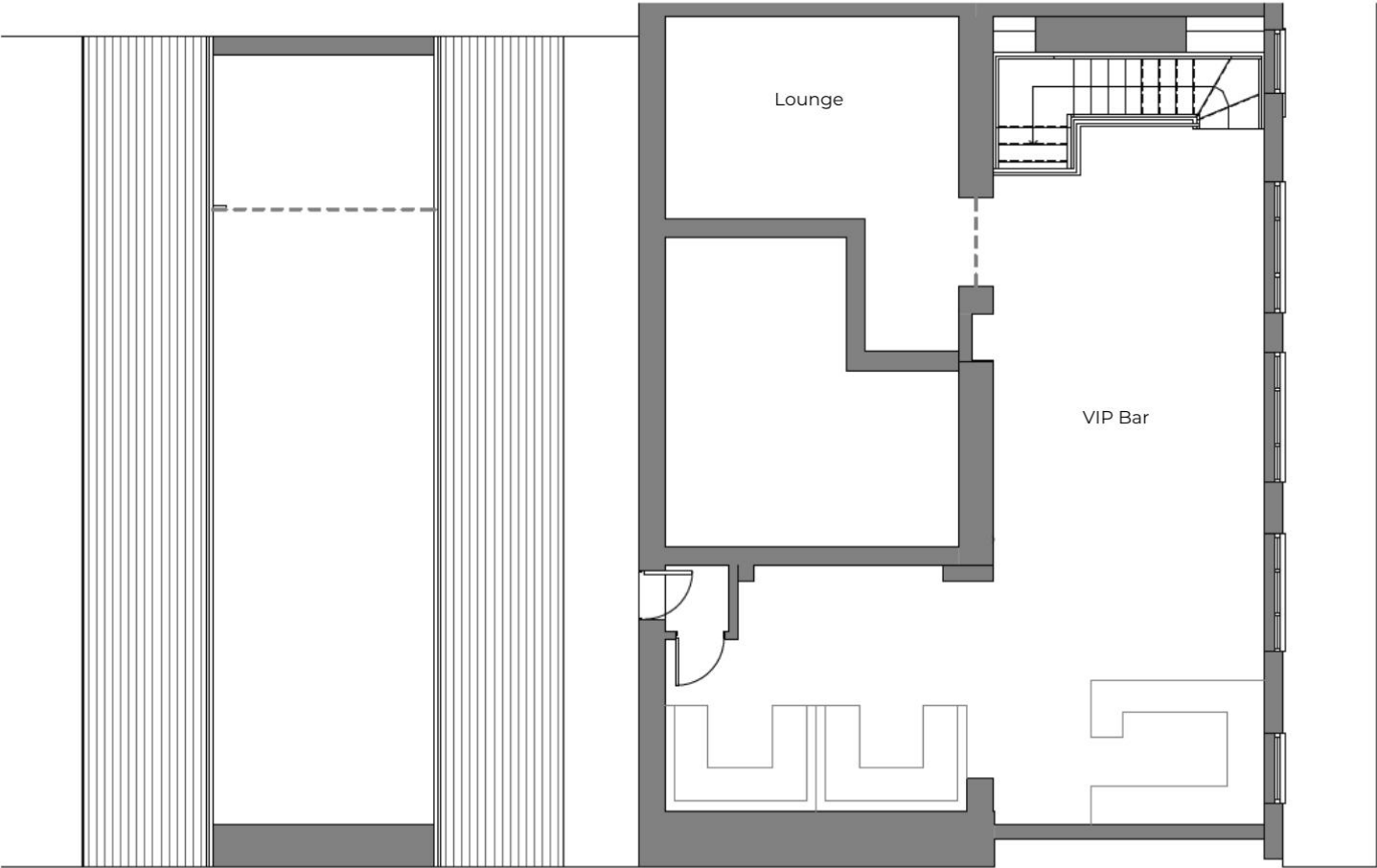
Floor Plan - First Floor



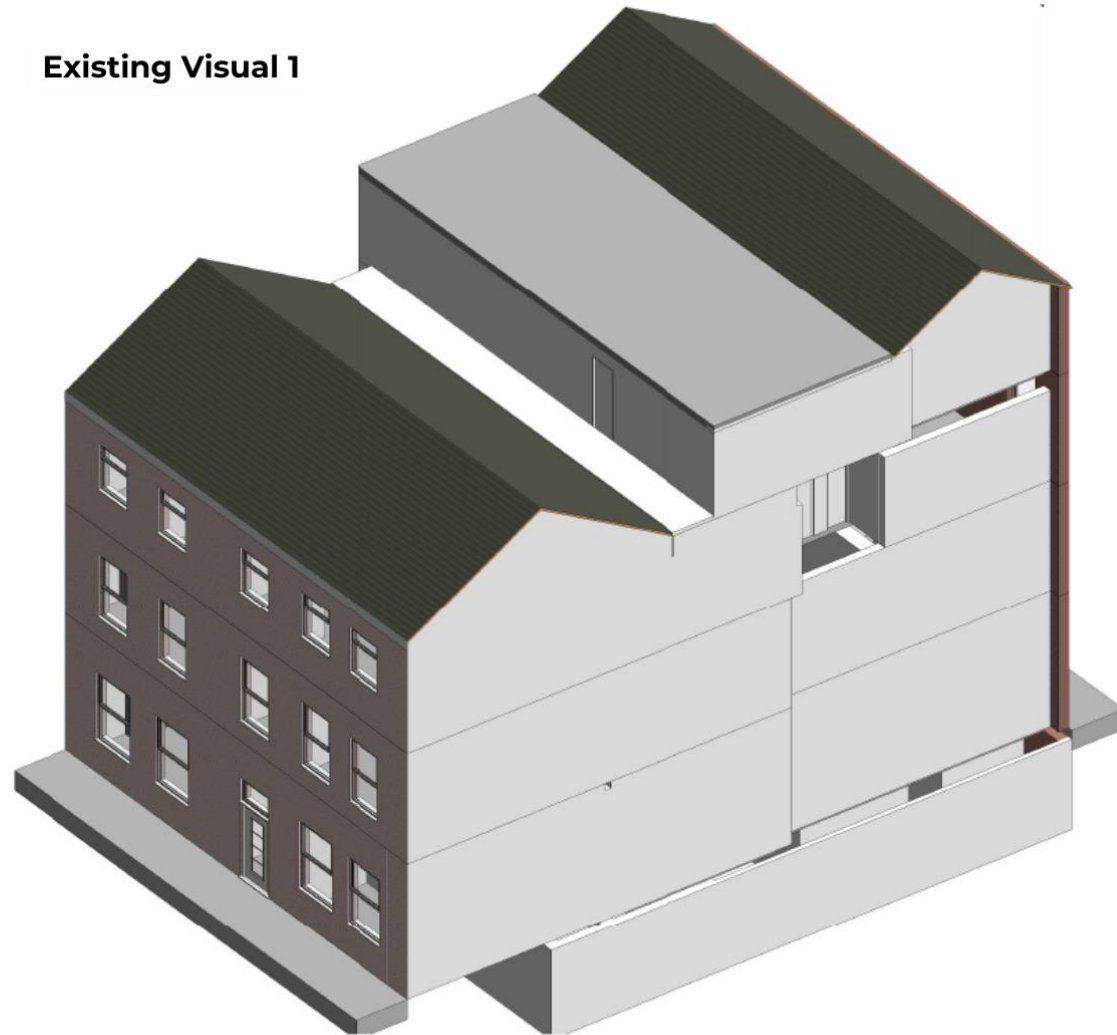
Floor Plan - Second Floor



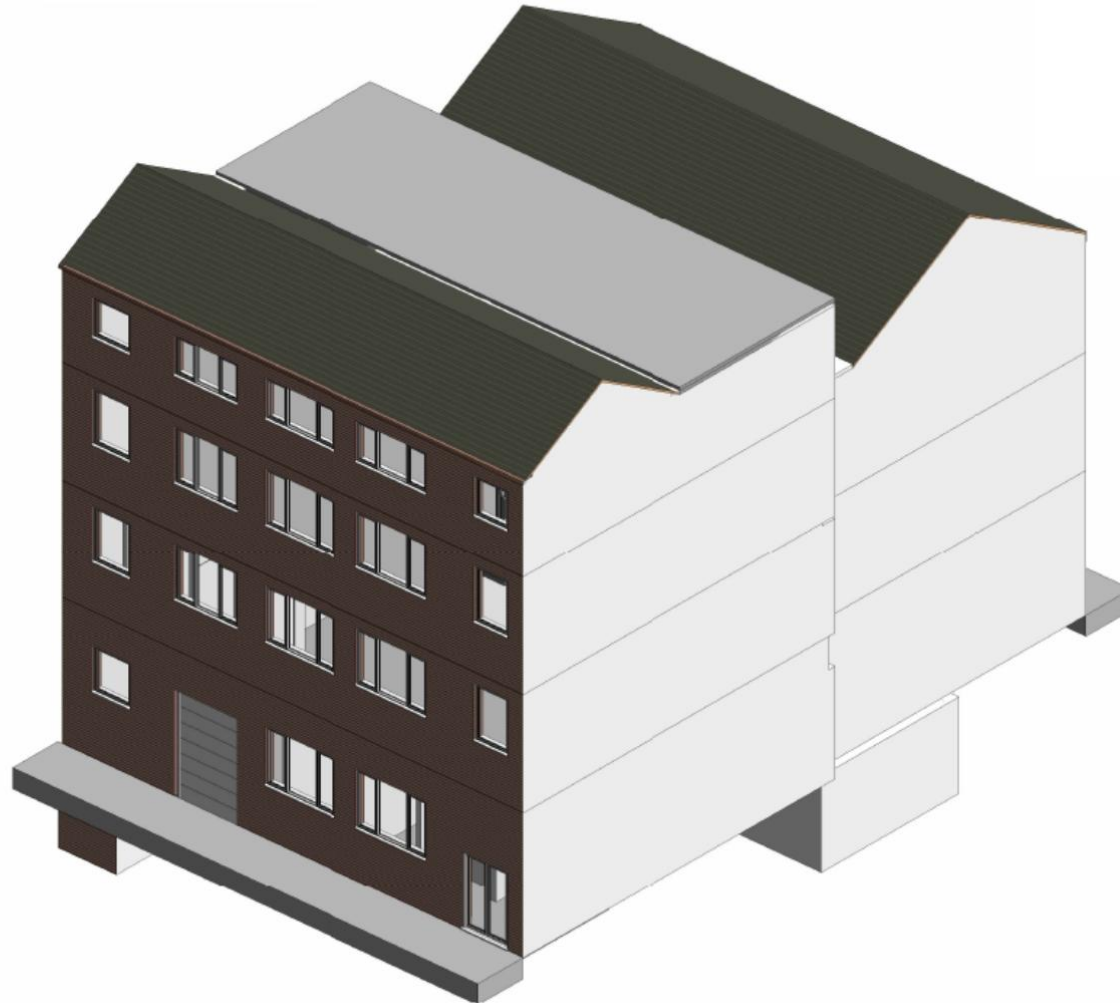
Floor Plan - Third Floor



Existing Visual 1



Existing Visual 2



Existing Visual 3

