

**To Let**  
£37,500 p.a. exclusive  
Incentives available –  
subject to Tenant status



# Town Centre Nightclub Premises

8,288 SQ FT (769.96 SQ M) - MAY SUIT OTHER USES - STPP

📍 23 MAWDSLEY STREET, BOLTON, BL1 1LL

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent Town Centre location
- Licenced nightclub premises suitable for a range of other uses and occupiers - subject to planning permission
- May suit club, cocktail bar, karaoke bar, entertainment venue and/or mixture of, given the number of floors
- Located in the heart of Bolton's leisure and club/pub circuit
- Nearby occupiers include J.D Wetherspoon and Yates
- 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
- New lease - £37,500 per annum, exclusive
- Incentives are available, subject to Tenant status



## 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 property, originally constructed as a residential dwelling. The property has since been internally altered and in recent years has 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.

The second floor has WC facilities, together with offices and storage rooms.

The accommodation is generally open-plan (or where cellular in configuration, is capable of being reconfigured) to suit a range of uses and occupiers. There is ladies and gents WC facilities on the first floor, together with a number of offices.

There is a roof-terrace smoking area on the fourth floor.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2<sup>nd</sup> 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.

## LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed. Incentives are available, subject to Tenant status.

## RENTAL

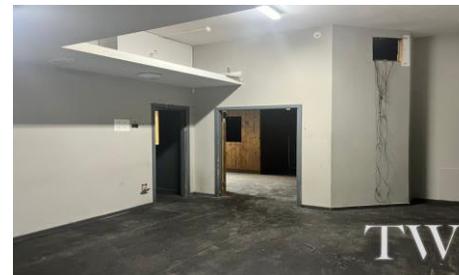
£37,500 per annum, exclusive.

## VAT

VAT is not applicable.

## USE

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



## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £61,000, with effect from 1st April 2023. This rating includes the adjacent property and since being sub-divided, will require re-assessment for Business Rates purposes.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

## PLANNING

Interested parties are advised to make their own enquiries direct with the Local Authority.

## 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.

## VIEWINGS

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

**Daniel Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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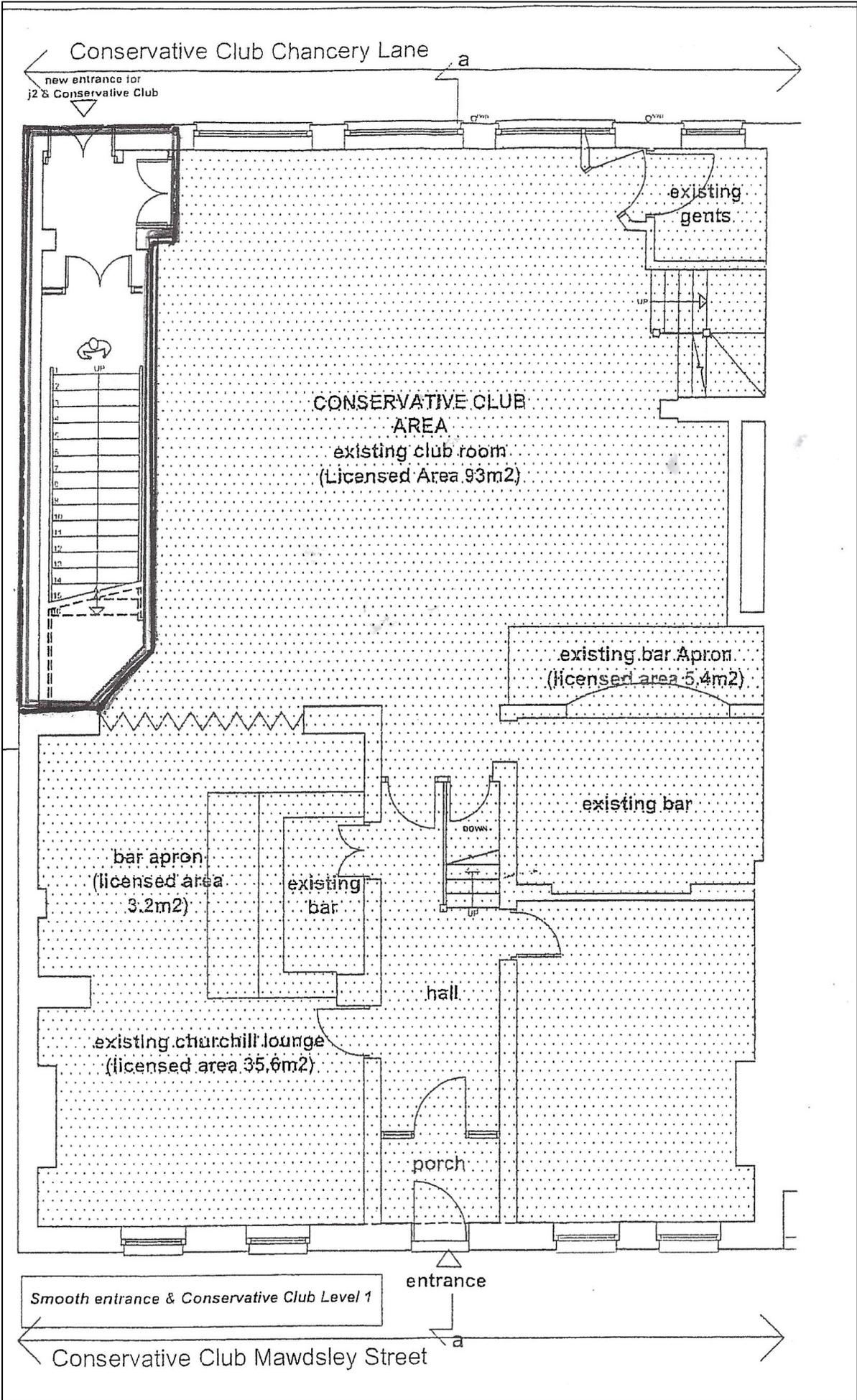
**D**

87 D

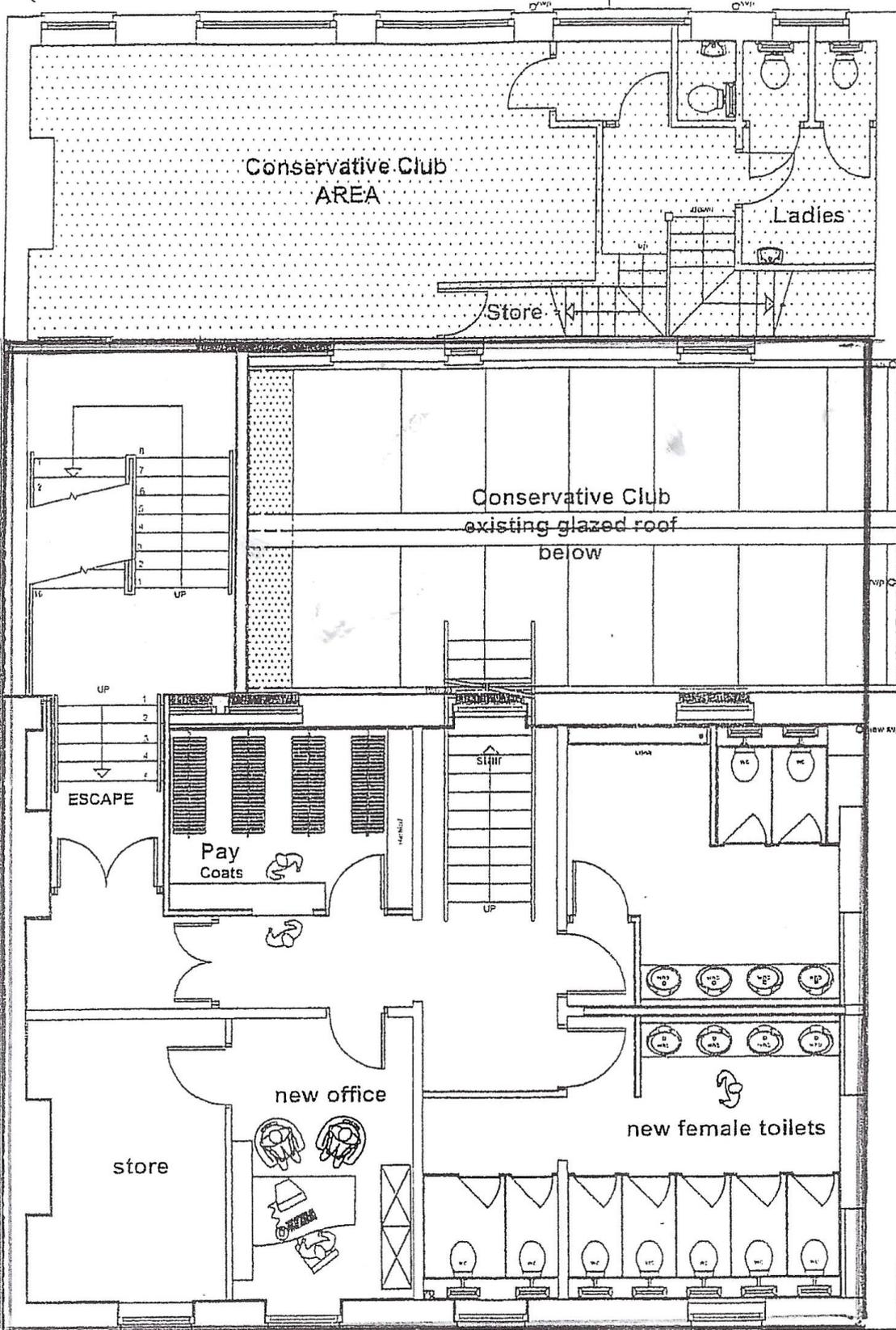
**Important Notice** : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor 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.



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Conservative Club Chancery Lane

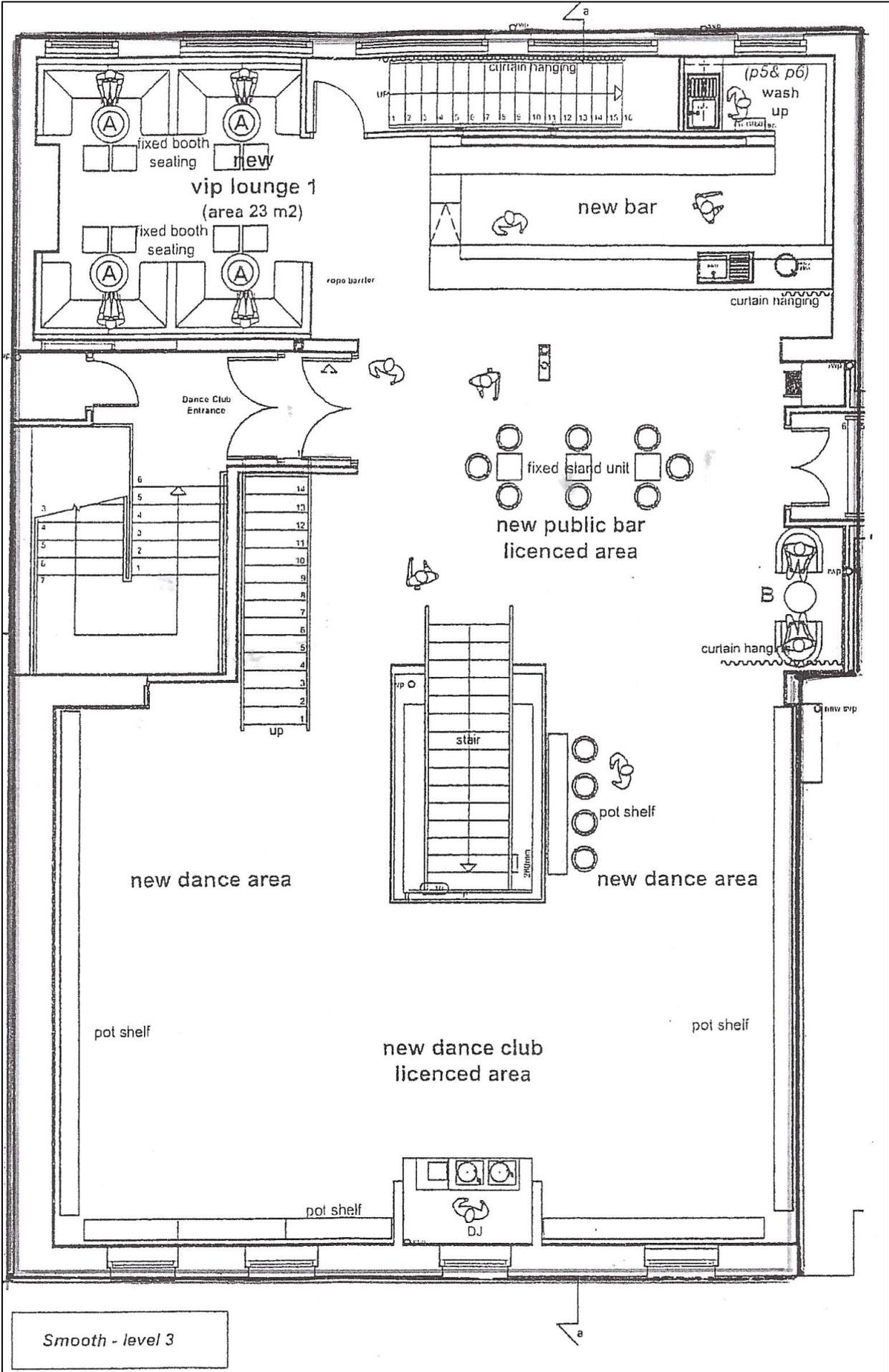


J2 Mawdsley Street

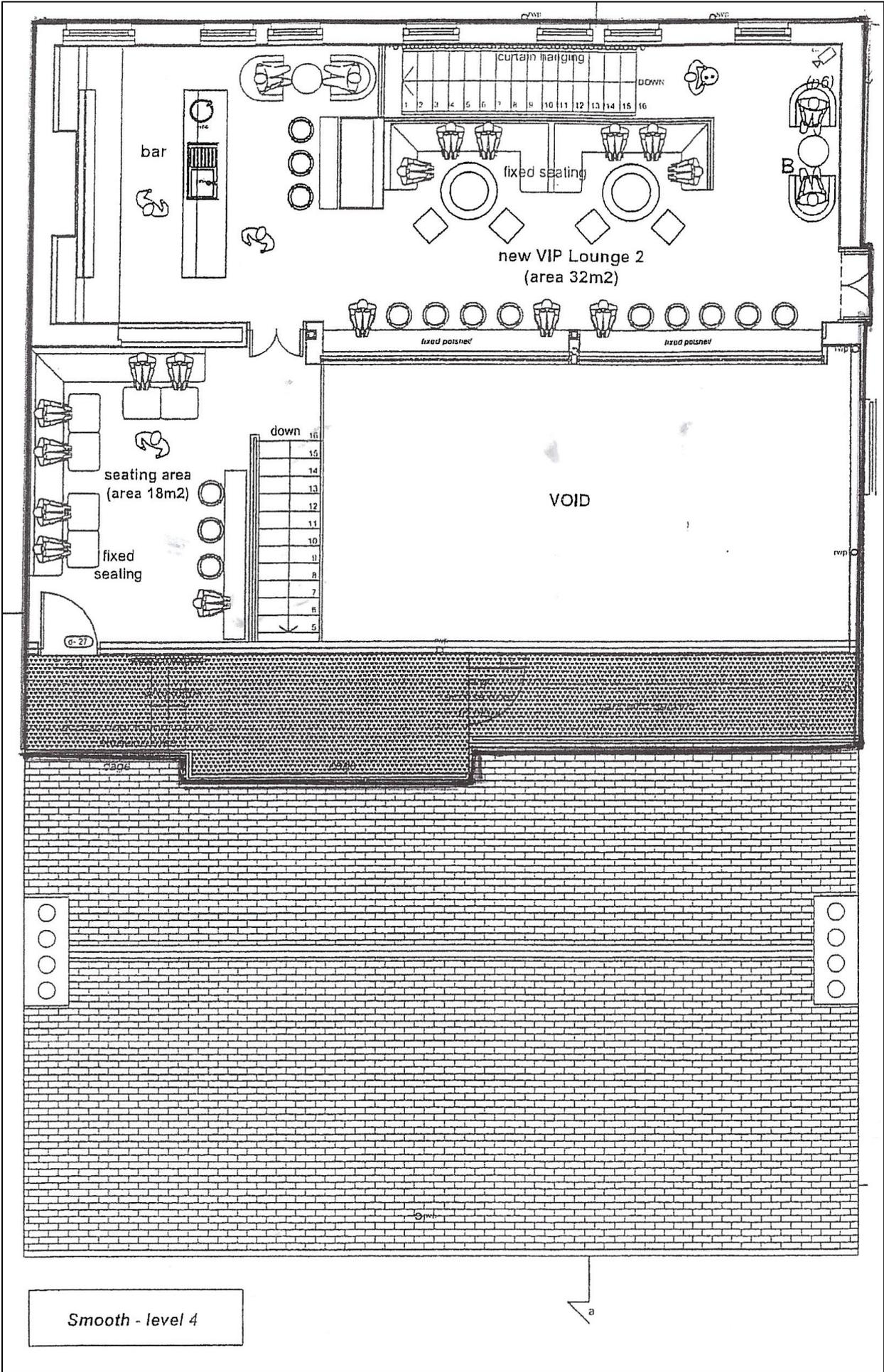
Smooth - Level 2



Existing Area occupied by Conservative Club



Smooth - level 3



Smooth - level 4