

FOR SALE FREEHOLD - GUIDE PRICE: £195,000 + VAT
SWEET GREEN TAVERN, 127 CROOK STREET, BOLTON,
LANCASHIRE, BL3 6DD



- Prominently located public house on the southern edge of Bolton town centre
- Bolton Railway Station is around 200 yards from the property
- Benefits from daily traffic flows in excess of 20,000 vehicles
- Good sized internal accommodation in the region of 4,715 square feet
- Attractive opportunity for local & regional licensed operators, developers and investors
- Alternate use potential, subject to obtaining the necessary consents

Location

Bolton is a former mill town in Greater Manchester in the foothills of the West Pennine Moors. The town is located around 10 miles northwest of Manchester city centre.

The property is situated on Crook Street, which runs parallel to the A579 to the south of Bolton town centre. The A579 benefits from having daily traffic flows in excess of 20,000 vehicles. To the front of the property is an 80,000 square foot Sainsbury's supermarket and at the rear there is a large Morrison's supermarket, surrounded by various other retail park occupiers.

Bolton Railway Station is situated circa 200 yards from the property to the north east, across the ring road style A579 dual carriageway. Bolton town centre is just a short walk away from the station and to the north of the pub. The University of Bolton is located to the west of the property across the A579 dual carriageway.

Property Description

The Sweet Green Tavern is a detached two-storey property of brick construction under pitched slate and tiled roofs, with later additions. It is understood that the original building dates from the early 19th Century and it has been used as a pub since the early 1850s.

Accommodation

The ground floor comprises a series of interlinking trading areas set around a central bar servery, including a main bar area, snug, lounge and pool room.

Ancillary accommodation includes a redundant commercial kitchen, customer WC's, various storage areas and a basement cellar.

The first floor private accommodation comprises four double bedrooms, kitchen, bathroom and WC.

The second floor provides three double bedrooms with shared kitchen facilities and a shower room/WC.

Externally the property benefits from having a good sized covered external trade patio to the rear. Additionally, there is a bin store and a bottle/dry store.

Please note that the car park to the side of the property is owned by the local authority and does not form part of the sale.

The property's ground floor GEA is circa 2,720 square feet and it sits on a plot size amounting 0.083 acres.

Tenure

Freehold. The property is held under Title Number GM867107 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Business Rates

The property is assessed as a 'Public house and premises' and the Rateable Value is £8,000 with effect from 1st April 2026. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

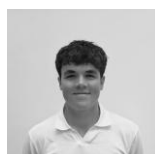
Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



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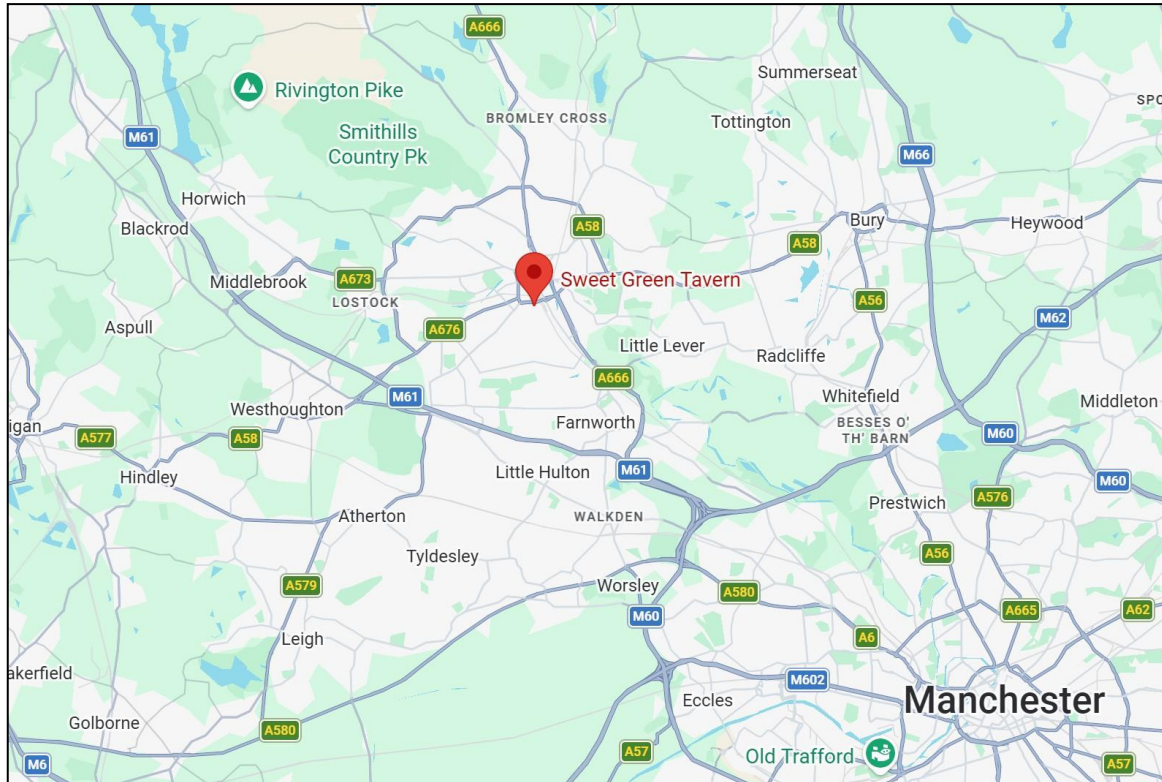


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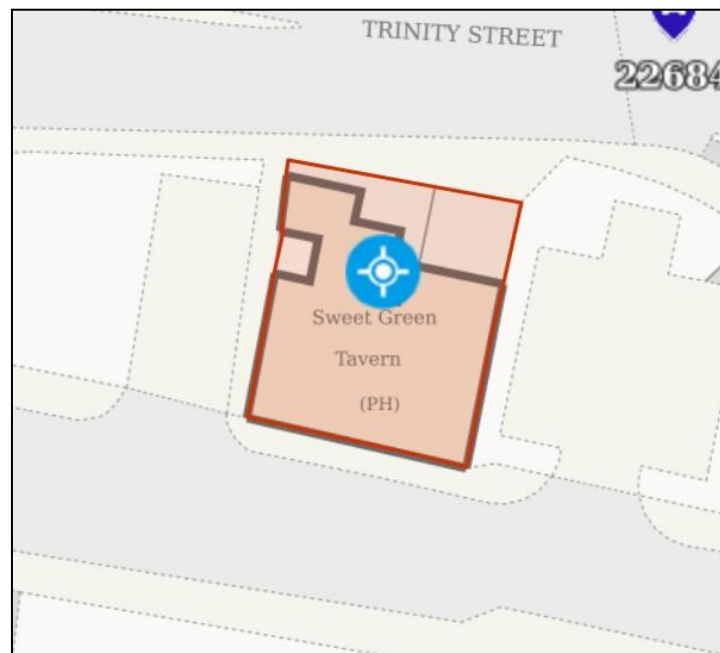




Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Our Services & Offices

