

**AVISON
YOUNG**

For sale

Former Bolton Magistrates Court
Le Mans Crescent
Bolton
BL1 1UA



08449 02 03 04
avisonyoung.co.uk

Highlights

- Historic Grade II Listed Building
- Prominent location
- Fantastic conversion opportunity

Location

The building is situated in a highly prominent location fronting Le Mans Crescent within Bolton Town Centre.

The site is situated within the western edge of the central business district and is bounded by Deansgate to the north, Moor Lane to the east, and Bolton Bus Station to the south.

Bolton comprises one of the larger towns within Greater Manchester situated approximately 10 miles northwest of Manchester city centre with a population of 139,000.

Description

The former Bolton Magistrates Court forms part of a 4 storey crescent building constructed in the 1930's with later twentieth century additions.

The building is situated in the heart of Bolton Town Centre within the civic quarter. The building is grade II listed and forms part of a wider listing that includes the library, museum, art gallery and central police station.

The building is located within the Town Hall Conservation Area. Bolton Council occupy the space adjacent to both sides of the demised accommodation part of which was previously used by Bolton Police station.

Accommodation

The accommodation houses 7 courts. The layout of the courts is set out with 4 courts on the ground floor with ancillary office accommodation and 3 courts on the 1st floor.

The two larger former court rooms benefit from high ceilings with feature glass ceilings in part. The larger double height courtroom has fixed seating, wooden dock and gallery while the smaller two of the large courtrooms is single height only.

The accommodation elsewhere is relatively cellular with differing court rooms and offices benefitting from suspended strip lighting and suspended ceilings in part. The cells have direct access from below the police station to the docks via stair access. There are concrete floors throughout which are generally carpeted. Disabled access is via the adjoining police station.



Asking Price

— Offers invited

Site areas

The building equates to an approximate area of 22,798 (2,118 sq m) .

Total GIA	22,798 sq ft
Total NIA	14,402 sq ft

Tenure

The building is held on a long leasehold of 999 years (virtual freehold) with approximately 987 years remaining until 3004.

The long leasehold was granted for a period of 999 years from and including 1st April 2005 .



Planning

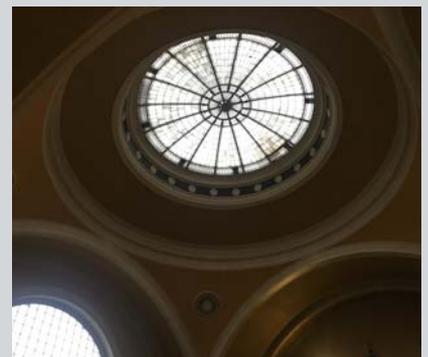
The site comprises a grade II listed civic building located within the Town Hall Conservation Area.

Due to the listed nature of the building and its physical relationship with the adjoining library, police station, museum and art gallery (also listed), any future proposals to redevelop the site will likely be for conversion of the existing building and not demolition.

The building may be suitable for a variety of other uses and a heritage report has been undertaken which is available on request

Method of Sale

The virtual freehold of the building is offered for sale.



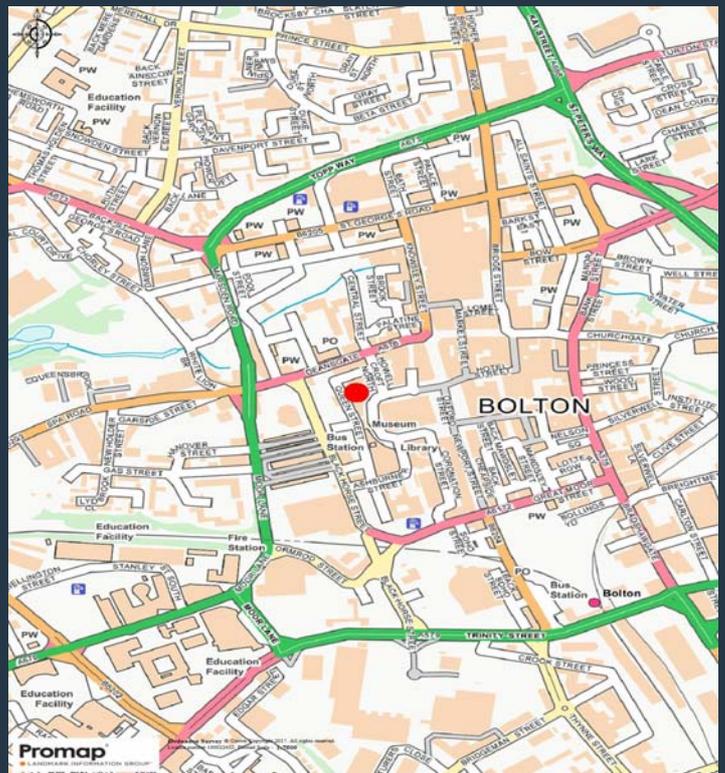
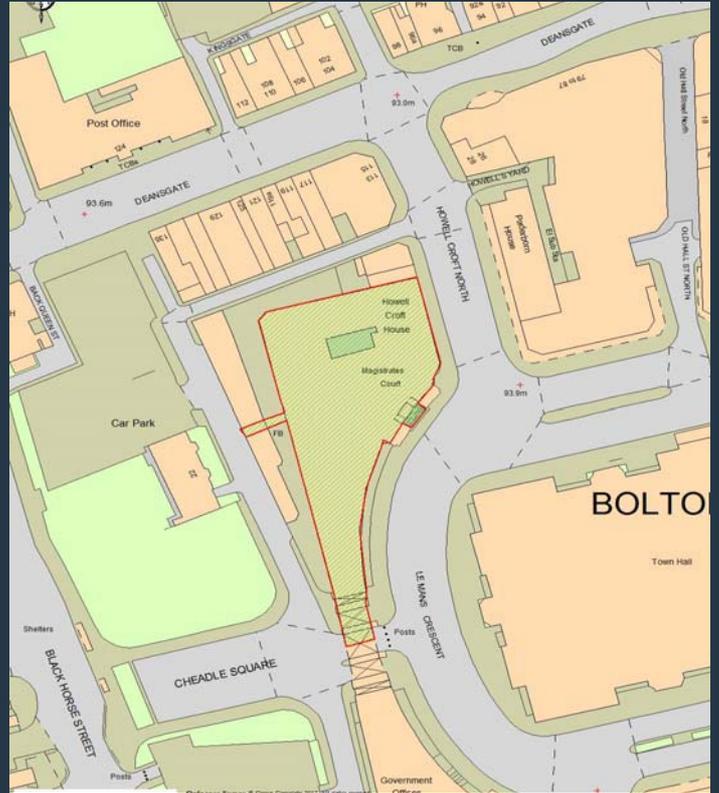
For further information
please contact:

Rhys Evans
0161 956 4017
Rhys.evans@avisonyoung.com

Property ref
avisonyoung.co.uk

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Avison Young
Norfolk House, 7 Norfolk Street, Manchester M2 1DW
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