



Millstone & Bank Street Bar & Pub

12 Crown Street, Bolton, Greater Manchester BL1 2RU

Tenure

To Let

Price

Offers Invited

- Traditional town centre pub
- Contrasting modern bar and function space
- Beer patio & courtyard. Catering kitchen
- 3 Bed private flat & office suites
- Freehold also available off asking price of £425,000



Google © Copyright (2026). All rights reserved.

Location

The Millstone is located at the heart of Bolton town centre close to the junction of Crown Street and Bradshawgate. It benefits from entrances on both Crown St and Bank Street - the Bank Street entrance traded as The Bank Street Bar & Pub was previously called Pepper Alley.

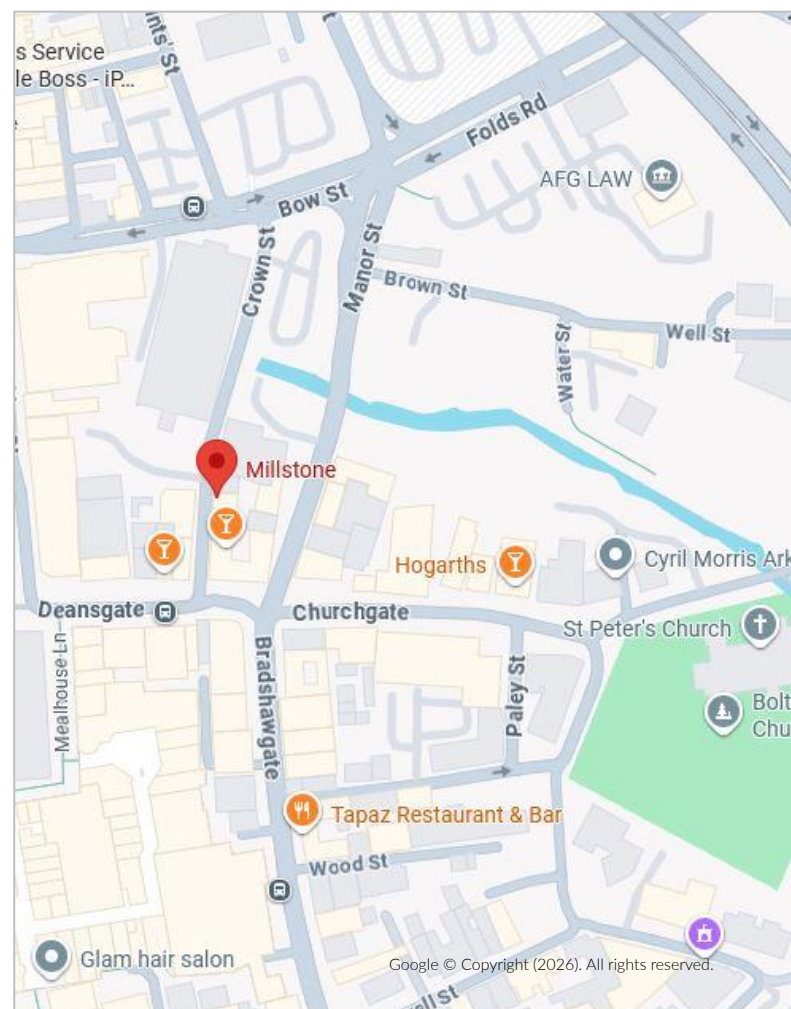
Bolton town centre itself is located approximately 11 miles north west of Manchester city centre. The wider Metropolitan Borough of Bolton has a population of around 296,000 in 2021, with Bolton being the main urban centre.

Description

The Millstone occupies a 3 storey terrace property, half of which has brick elevations, the other half being rendered & painted, all beneath a pitched slate roof.

Behind the Millstone is a courtyard style feature which provides a patio area, together with single storey flat roof additions which provide a link between both the Millstone and the Bank Street Bar & Pub.

The Bank Street Bar & Pub fronts Bank Street and is also a 3 storey terrace property, although this has a flat roof.



Google © Copyright (2026). All rights reserved.



Trade

The Millstone operates as a traditional town centre pub, catering for a regular, wet trade. The Bank Street Bar & Pub is not open for trade at present although recently, it had catered for function trade and before that, it was a modern circuit bar. An experienced operator may feel that there is an opportunity to develop the trade in both aspects, as a freehold freehouse.

Other potential purchasers may feel that this property is now better suited for an alternative use.

Accommodation

Briefly comprises:-

Ground Floor

Split-level trading area. Top Room - Traditional lounge with a carpeted floor, fixed upholstered seating and timber tables and chairs. There is a feature fireplace and sections of timber panelling to the walls. The servery has a timber fascia and top. Ladies & gents customer toilets. The lower level previously traded as Bank Street Bar & Pub with a modern fit out, this area has tiled and timber flooring, a DJ area and timber tables and upholstered chairs. There is also access to an internal courtyard style beer patio with gas heaters and metal framed furniture.

First Floor

Private living accommodation comprising one double bedroom, two single bedrooms, living room, kitchen/dining room, bathroom, WC, office, storeroom and boiler room.

To the First and Second Floor above Bank Street Bar & Pub are a series of office suites.

Basement

Beer cellar, x4 store rooms, bottle store, boiler room, staffroom. There is also a disused catering kitchen to this floor with an altro floor, tiled walls and a dumb waiter.

Tenure

To Let - a new lease will be drawn up terms to be agreed, on an Offers Invited basis.

Please Note:

The freehold property is also available off an asking price of £425,000 - please contact Fleurets Manchester office on 0161 683 5445 quoting ref NW-524523.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

The property is not a listed building but it does lie in Deansgate Conservation area.



Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Monday to Sunday 10.00 am to 02.00 am

Performance of dance, live music & recorded music.

Monday to Sunday 10.00 am to 02.00 am

Business Rates & Council Tax

The property is in an area administered by Bolton Council

Rateable Value £7,500 (2023) & £7,000 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Strictly by appointment through Fleurets Northwest Office on 0161 683 5445.

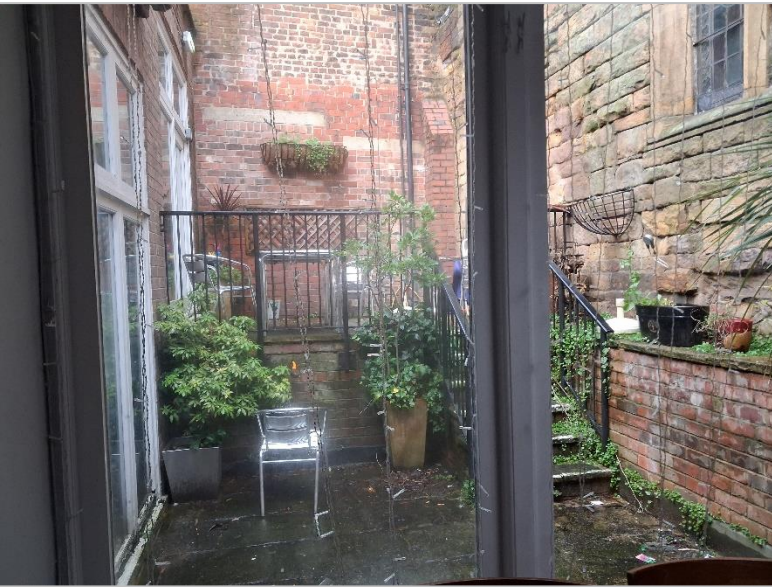
VAT

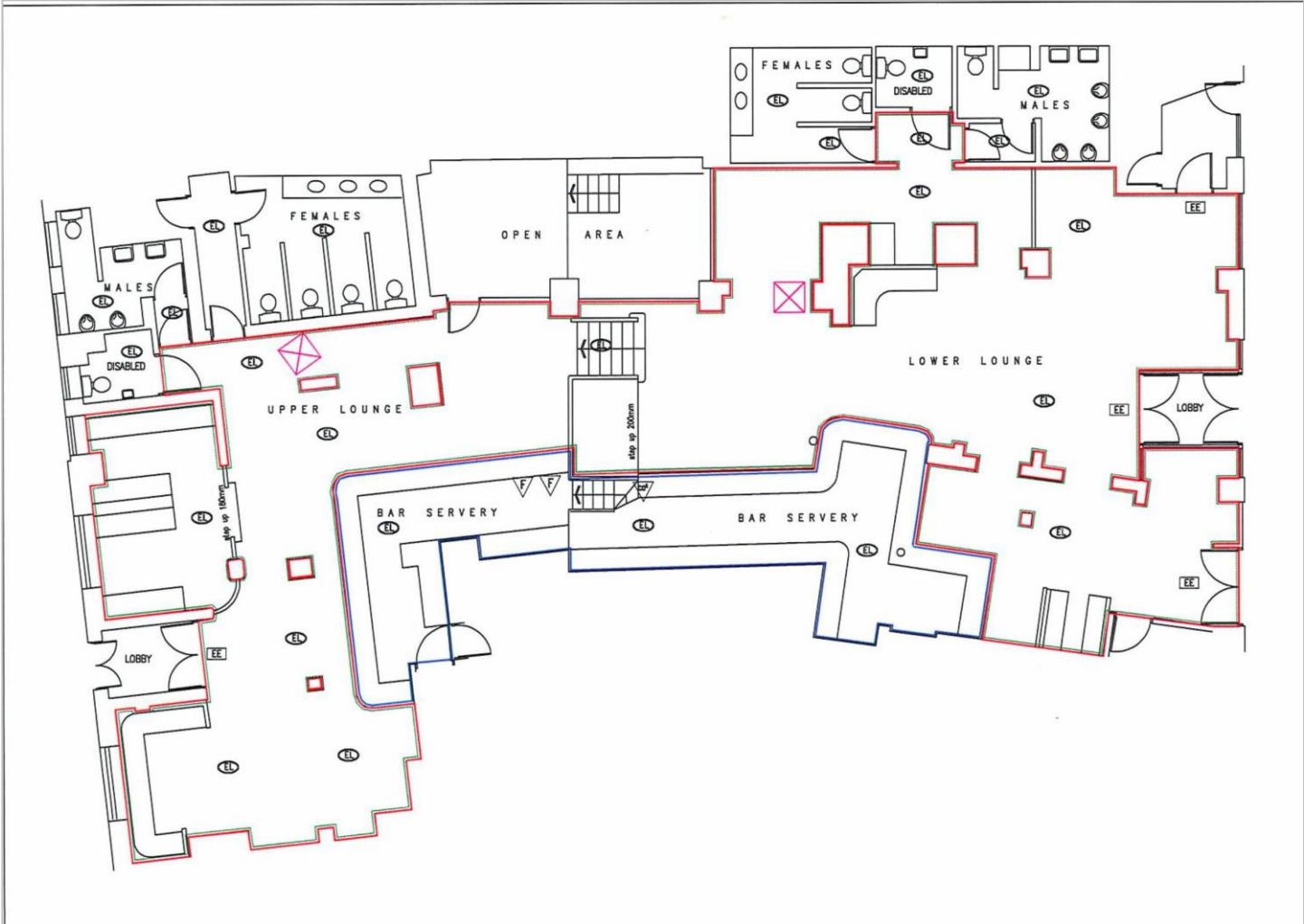
All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

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







For further information please log onto **fleurets.com** or contact:

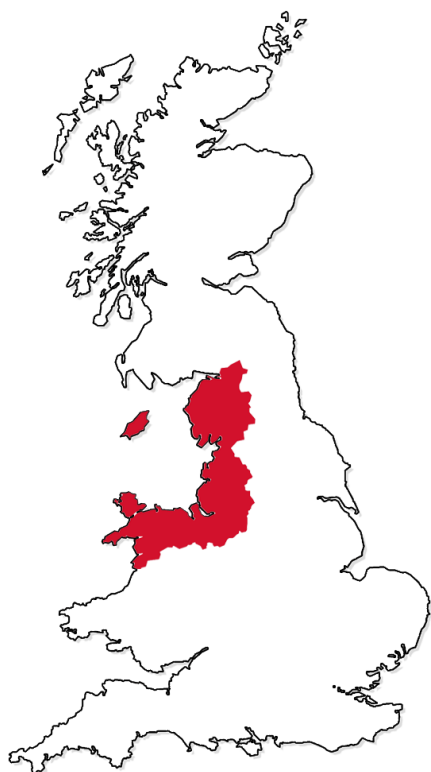
Tim Martin

Divisional Director

☎ 0161 683 5445

☎ 07787 552909

✉ Tim.Martin@fleurets.com



Important notice: Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

© Copyright - Fleurets Ltd. 2026 London. 'All rights reserved'

Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com