



Miller Metcalfe
COMMERCIAL

To Let - Refurbished Town Centre Office Accommodation



2A Churchgate, Bolton, BL1 1HL

1,345 ft² (125.0m²)

- A number of suites available
- Newly refurbished office accommodation
- Town Centre location
- Manned reception
- Lift access to all floors
- Competitive rent and flexible lease terms available
- Onsite parking available at an additional cost

Miller Metcalfe, Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG
01204 535353 Option 3 | www.millermetcalfe.co.uk/commercial/



Description

Churchgate House is a substantial and well established mixed use commercial building in Bolton Town Centre. The buildings upper floor space provides office accommodation the majority of which has been recently refurbished.

The newly refurbished available suite is located on the second floor and is ready for immediate occupation.

The property has the benefit of a manned reception on the ground floor and is home to a number of well-established local occupiers.

Onsite parking available at an additional cost.

Location

The subject property is located on Churchgate which sits on the edge of Bolton Town Centre close to a number of amenities including the newly refurbished Market Hall Shopping Centre and the Marks and Spencer's store.

The property also sits within a Conservation Area with an attractive outlook towards the Parish Church. Bolton train station and bus station are also within walking distance and the property is well located for the local road network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) 1,345 ft² (125.0m²)

Rent & Lease Terms

£17,381 Per annum exclusive of all other outgoings on lease terms to be agreed subject to contract.

There will be a service charge levied to recover the cost of external building maintenance and repairs of common areas

Business Rates

Interested parties are advised to make their own investigations in this regard with the Local Rating Authority

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.



Viewing by way of appointment through the sole agent Miller Metcalfe Commercial;

Ms Ruth Bates

01204 535353 Option 3
ruth.bates@millermetcalfe.co.uk

Miller Metcalfe for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

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