



# Miller Metcalfe

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## For Sale

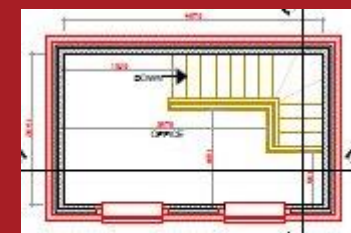
36 Tottington Road, Bury, BL8 1LJ

0 ft<sup>2</sup> (0.0m<sup>2</sup>)

- The Ground Floor provides 0 ft<sup>2</sup> (0.0m<sup>2</sup>) of accommodation on a net internal area basis.
- Refurbishment opportunity
- May suit alternative uses
- Planning permission granted



PROPOSED DETAILED GROUND FLOOR PLAN



PROPOSED DETAILED FIRST FLOOR PLAN

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

Troutbeck Estates Ltd trading as 'Miller Metcalfe' registered in England and Wales. Registration Number: 12456977. Registered Office: Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG.

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## Description

The subject single storey property has most recently been occupied as a taxi office. The property is now vacant.

Planning has been granted Change of use (Sui Generis) to (Class E) First floor extension above existing building

Reference: PP-11193977

Structurally the building appears well appointed in general, however the building would require refurbishment throughout.

## Location

Tottington Road is a major road located in the town of Bury, Greater Manchester, England. It runs through several residential and commercial areas and is an important route connecting various parts of Bury.

## Tenure

To be advised

## VAT

VAT is applicable at the prevailing rate.

## Viewing

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

Jack Stephenson

[jack.stephenson@millermetcalfe.co.uk](mailto:jack.stephenson@millermetcalfe.co.uk)

01204535353 Option 4





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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.

“

We've dealt with Miller Metcalfe Commercial on a few occasions now. **Always happy to help and often goes out of their way** to ensure the process of finding vacant properties and arranging viewings runs seamlessly.

Northern Monkey

”

“

The Miller Metcalfe Commercial team are **always great to deal with** with both Commercial property sales and lettings and we look forward to doing more and more business together in the future.

ATW Property

”

“

We used Miller Metcalfe for our Commercial letting and they were amazing - **really helpful, fast response and great aftercare** - once we were in they even came and took pictures for us. The staff are all lovely and can't do enough to help. **Would definitely recommend Miller Metcalfe Commercial!**

D Jackson

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CONTACT  
US

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