



Miller Metcalfe
COMMERCIAL



For Sale – Prominent Town Centre Retail



8-10 Oxford Street, Bolton, BL1 1RF | £325,000

2,966 ft² (275.6m²)

- Located along a busy retail parade in Bolton town centre
- Close to a number of national retailers
- Good retail frontage
- Suitable for a variety of uses subject to planning permission
- Situated in the pedestrianised area of Bolton

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



Description

The subject property is a mid-terrace, three storey building with painted brick elevations beneath a pitched slate roof located on the popular pedestrianised Oxford Street.

The double fronted premises comprise of ground, first and second floor with a basement. The ground floor is an open floor sales area with a staircase to the rear leading to the first and second floor which again is mainly open plan with office space with WC and kitchen facilities located on each floor.

The property is carpeted throughout with suspended ceiling and florescent lighting with gas central heating on the upper floors and electric wall heaters and air conditioning unit on the ground floor and benefits from electric shutters on the front of the property.

Location

The subject premises occupy a strong retailing position on the pedestrianised Oxford Street in the heart of Bolton town centre on a very busy link between Victoria Square and Market Place Shopping Centres.

Neighbouring occupiers include Santander, Virgin Media, The Post Office, Thorntons, Costa, Caffe Nero, The Carphone Warehouse, McDonalds, Nationwide and Betfred

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on net internal area basis 2,966ft² (275.55m²)

Tenure

To be advised

Price

Seeking offers of £325,000 Subject to Contract

Planning

A1 Retail

Suitable for a variety of uses subject to planning.

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.

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