



# Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

## To Let

**34 Churchgate, Bolton, BL1 1HL**

**1113 ft<sup>2</sup> (103.4m<sup>2</sup>)**

- The Ground Floor provides 1113 ft<sup>2</sup> (103.4m<sup>2</sup>) of accommodation.
- Town Centre Location
- Competitive rent and flexible lease terms available
- Prominent position with good frontage onto Churchgate
- Suitable for a number of uses subject to planning permission



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.

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



**Miller Metcalfe**  
BUSINESS • RETAIL • INDUSTRIAL

## Description

Churchgate House is a substantial and well established mixed use commercial building in Bolton Town Centre.

The subject unit benefits from good frontage onto Churchgate with 1113sq ft of internal space.

The unit provides gas central heating, suspended ceiling with LED lights and ground floor WC and kitchen facilities.

## 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 Market Hall Shopping Centre.

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 positioned for the local road network.

## VAT

VAT is applicable at the prevailing rate.

## Business Rates

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

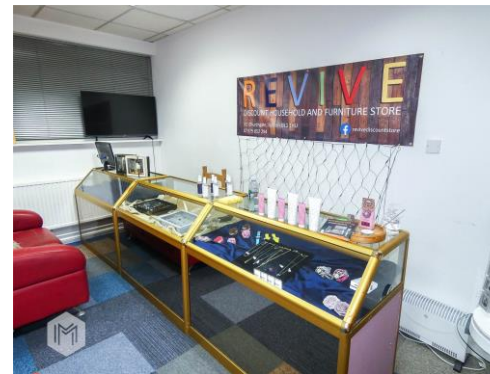
## Viewing

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

Jack Stephenson

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

01204535353 Option 4



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/)**



**Miller Metcalfe**

BUSINESS • RETAIL • INDUSTRIAL

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

”

CONTACT  
US

01204 535353 Option 3  
commercial@millermetcalfe.co.uk  
millermetcalfe.co.uk/commercial/

