



# Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL



**116A Darwen Road, Bromley Cross, BL7 9BQ**

**1790 ft<sup>2</sup> (166.3m<sup>2</sup>)**

- 1790 ft<sup>2</sup> (166.3m<sup>2</sup>) of accommodation on a net internal area basis.
- Close to Bromley Cross Train Station
- High internal specification
- Close to other thriving businesses
- Suitable for a variety of uses subject to planning



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 property provides well-presented accommodation over two floors positioned on a prominent road in a sought after location.

Internally there is a secure reception area, mix of open plan and partitioned offices/meeting rooms with kitchen, W.C.s facilities which has been finished to a high standard throughout.

The property benefits from plaster painted walls, spot lighting and gas central heating.

### Location

The subject property is located in an established area in the heart of Bromley Cross with many amenities including the Train Station, which can be reached in less than a mile. Neighbouring towns include Bolton and Bury which are all in commutable distance.

### VAT

No VAT to be paid on top of the rent.

### EPC

A copy is available on request.

## 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)

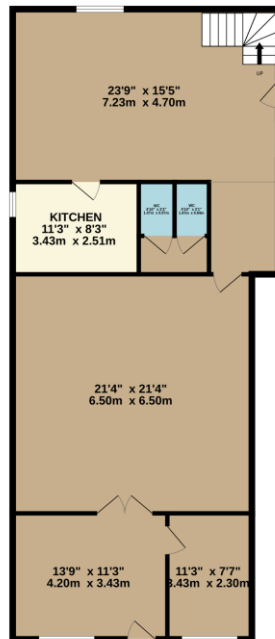
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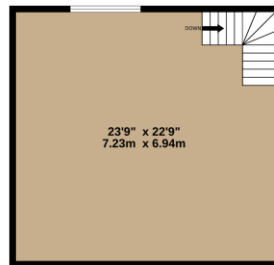
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GROUND FLOOR  
 1256 sq.ft. (116.7 sq.m.) approx.

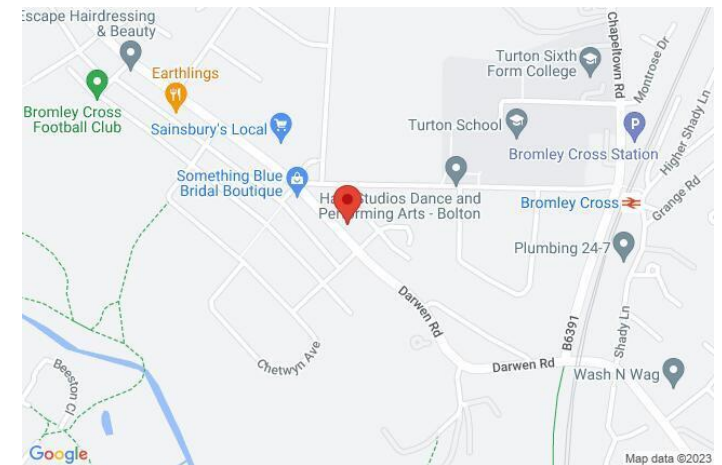


1ST FLOOR  
 540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1796 sq.ft. (166.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, spaces and facilities shown here are not to be taken as a guarantee as to their availability or efficiency can be given.  
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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.

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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

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“

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

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“

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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