



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

For Sale

7 Church Street, Ainsworth, BL2 5RA

840 ft² (78.0m²)

- The property provides 840 ft² (78.0m²) of accommodation
- Village location
- No chain
- Parking to rear
- Ideal investment



Miller Metcalfe, Burnden House, 2- 10 Bradshawgate, Bolton, BL1 1DG | 01204 535353 Option 3 | 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 property is a mid-terrace two story premises located along the popular Church Street in Ainsworth, offered for sale with no onward chain.

The premises comprises a large ground floor retail area split into two rooms, with a storage room and kitchen. The first floor provides two separate offices and a bathroom.

There is a yard area to the rear of the premises which provides off road parking.

The property benefits from gas central heating and is sold with vacant possession.

Location

The property is located on Church Street and benefits from being in an area of good footfall with prominent frontage on to the main road. On a direct bus route into Bolton & Bury and a short commute from the motorway network.

Tenure

Leasehold

EPC

A copy of the EPC is available upon request.

VAT

VAT may be 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

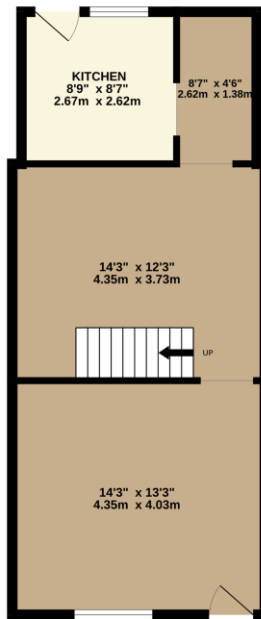
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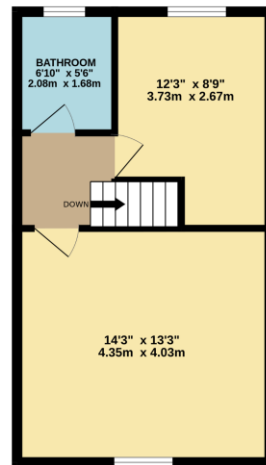
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GROUND FLOOR
 477 sq.ft. (44.3 sq.m.) approx.

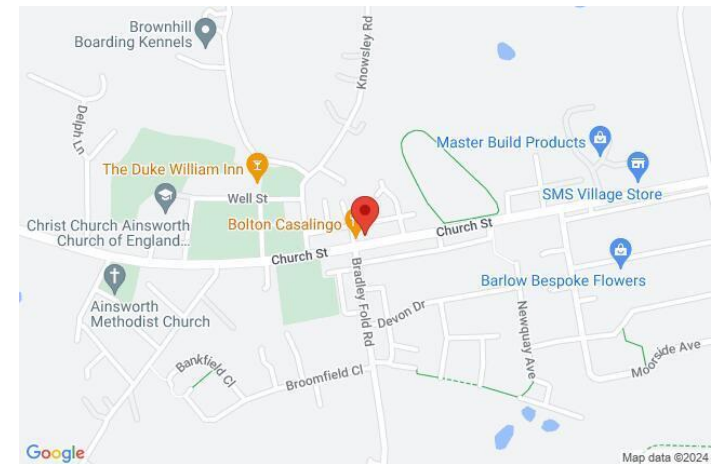


1ST FLOOR
 363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms 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 vendors, agents and applicants herein have not been tested and no guarantee as to their operation or efficiency can be given.
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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

”

“

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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