



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

To Let

28 Hulme Street, Bolton, BL1 2UA

22700 ft² (2108.9m²)

- The Ground Floor provides 22700 ft² (2108.9m²) of accommodation on a net internal area basis.
- First years rent half price
- Positioned in established industrial area
- Two large units plus offices
- Yard space providing parking & loading



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.

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



Miller Metcalfe
BUSINESS • RETAIL • INDUSTRIAL

Description

FIRST YEARS RENT HALF PRICE!

This substantial industrial property which is positioned on Hulme Street in the heart of Bolton, close by to other industrial properties.

There is a large yard to the front providing parking and space for loading with a covered canopy. Internally there are two units, with great eaves height of approximately 4.5m with additional office space. There is also a piece of land adjacent which is currently overgrown, but could be utilised by the occupier.

Location

The subject premises is positioned on Hulme Street in an established industrial area just off Folds Road. There are great transport links with St. Peters Way making Preston, Manchester and beyond, highly accessible. Bolton Train Station is also less than a mile away.

Rent & Lease Terms

£140,000 per annum with the first year half price, exclusive of all other outgoings.

Planning Use

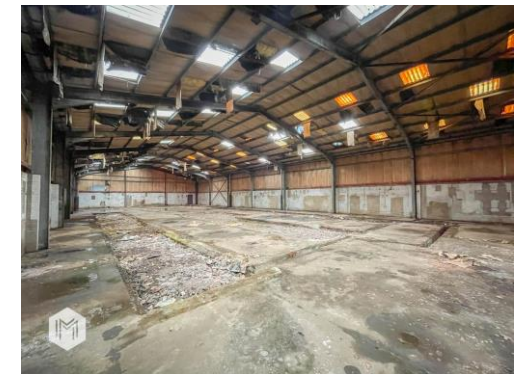
Use Class E - Industrial Use

EPC

A copy of the EPC is available upon request.

VAT

Miller Metcalfe have been made aware there is VAT payable.



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



Miller Metcalfe
BUSINESS • RETAIL • INDUSTRIAL

Viewing

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

Jack Stephenson

jack.stephenson@millermetcalfe.co.uk

01204535353 Option 4



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/

