



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

To Let

13 Deansgate, Bolton, BL1 1HH

4000 ft² (371.6m²)

- The property provides 4000 ft² (371.6m²) of accommodation
- Located in a prominent position along Deansgate
- Close to a number of national retailers
- Large open plan retail premises
- Ready for immediate occupation



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 subject property is located in a prominent position along Deansgate in Bolton Town Centre.

In brief the property provides open plan sales area on the ground floor, seating area and Male/Female and Disabled WC.

The basement has a large function space, kitchen and preparation area with a walk in fridge and freezer and further storage rooms. The property benefits from a fully functional dumb waiter from basement to ground floor levels.

The property is well located in an area of good footfall and would be suitable for a variety of food retailers looking for a space ready for immediate occupation.

Location

The subject property is situated along Deansgate, a popular shopping parade in the heart of Bolton town centre. It is located in a prominent position in close proximity to a number of local and national retailers. There are also a number of bars close by. The property is within a short walk to several NCP car parks and Bolton train station is located within a 10-minute walk.

Rent

£18,000 Per annum exclusive of all other outgoings

EPC

A copy of the EPC is available on request.

VAT

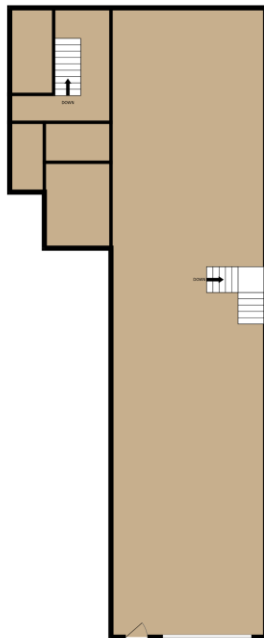
VAT is applicable at the prevailing rate.



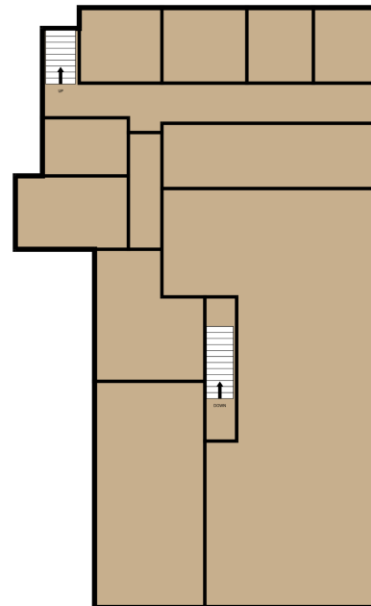
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GROUND FLOOR
 1575 sq.ft. (146.4 sq.m.) approx.



BASEMENT
 2431 sq.ft. (225.8 sq.m.) approx.



TOTAL FLOOR AREA - 4006 sq.ft. (372.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropia 02024



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
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