



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

Market Appraisal

34 Great Moor Street, Bolton, BL1 1NS

1468 ft² (136.4m²)

- The property provides 1468 ft² (136.4m²) of accommodation.
- Town centre retail position
- Prominent position opposite the interchange
- Large open plan retail premises
- Close to a number of national retailers



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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 a middle terrace retail unit of traditional construction. The property provides accommodation over basement, ground and first floor with a mezzanine floor.

The ground floor sales space is open plan, to the rear of the ground floor there is a WC and further storage space.

The first floor provides further storage facilities with office and staff kitchen. There is access to the rear of the property for deliveries.

Location

The subject property is located in a prominent position in Bolton Town Centre in close proximity to a number of local and national retailers, opposite the Bolton interchange development and the large office development known as University of Bolton Business School.

Price & Terms

£13,000 Per annum exclusive of all other outgoings payable monthly in advance on a full repairing and insuring lease for a term to be agreed.

VAT

Is applicable at the prevailing rate.

EPC

A copy of the EPC is available on request.

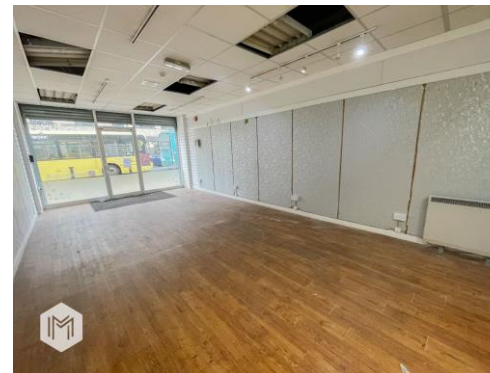
Viewing

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

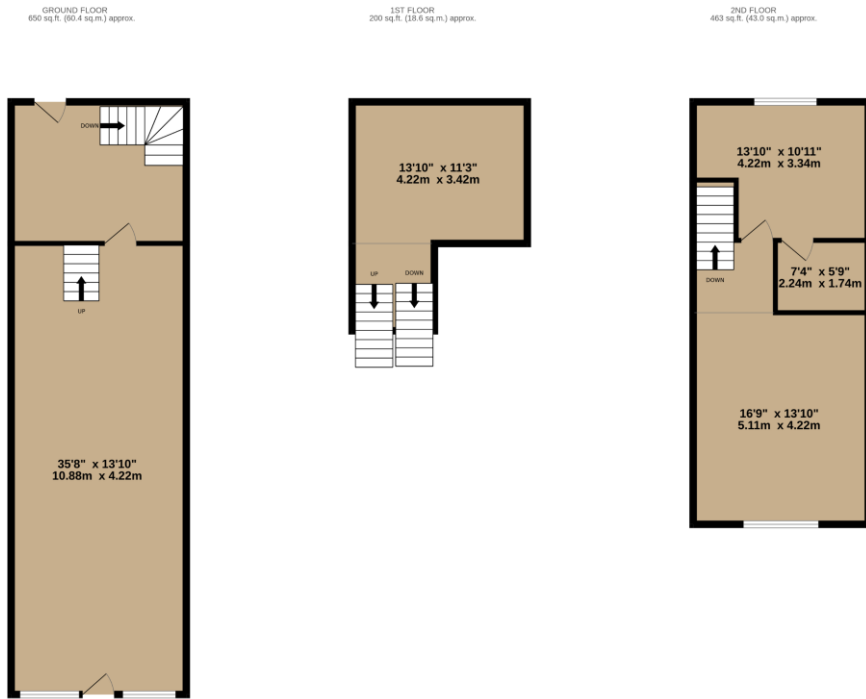
Jack Stephenson

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01204535353 Option 4



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TOTAL FLOOR AREA: 1313 sq ft. (122.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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.

“

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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