



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

For Sale

469 Halliwell Road, Bolton, BL1 8DB

1039 ft² (96.5m²)

- The property provides 1039 ft² (96.5m²) of accommodation on a net internal area basis.
- Income producing investment.
- Mixed use property.



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

This mid-terraced property offers accommodation over 3 floors, and located along the popular Halliwell Road in Bolton, offered for sale as an income producing investment.

The premises comprises a large ground floor retail area with kitchen and WC. The first and second floors is a one bedroom apartment. Externally there is a yard area to the rear of the premises which provides off road parking. The property also benefits from gas central heating.

Location

The subject premises are located in a prominent position on Halliwell Road, a main road leading into Bolton Town Centre. The property is surrounded by a mix of local retailers and sits just under 2 miles away from Bolton Train Station.

EPC

Available upon request.

Tenure

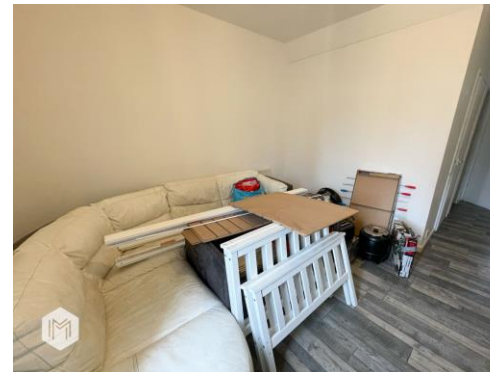
To be advised.

Viewing

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

Commercial@millermetcalfe.co.uk

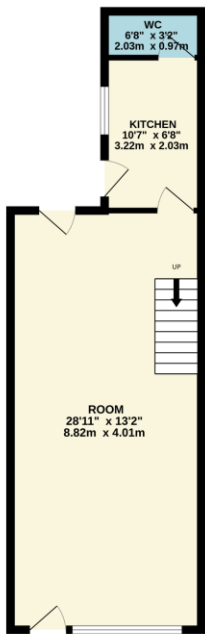
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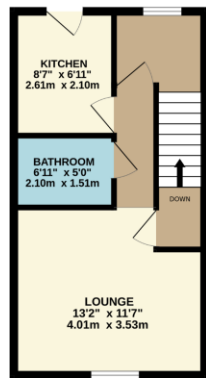
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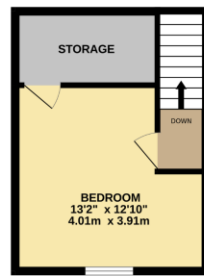
GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.
 Whilst 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.
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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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