



# Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

## For Sale

**357 Bury Road, Bolton, BL2 6BB**

**1362 ft<sup>2</sup> (126.5m<sup>2</sup>)**

- The property provides 1362 ft<sup>2</sup> (126.5m<sup>2</sup>) of accommodation on a net internal area basis.
- Income producing investment.
- Located along the popular Bury Road
- Retail unit plus three bed HMO



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

For sale by Modern Method of Auction: Starting Bid Price £195,000 plus Reservation Fee.

INCOME PRODUCING INVESTMENT, SOLD FULLY LET WITH A 10% YIELD! The subject property is a pavement fronted mid terraced property of traditional brick built construction set beneath a pitched roof and offers both commercial and residential accommodation over 3 floors.

Internally, the property has been split to offer a ground floor retail unit, with the first and second floor being used as a three room house of multiple occupancy.

### Location

The subject premises are located in a prominent position on Bury Road, a main arterial road that connects to both Bolton town centre and Bury. The property is surrounded by a mix of both local and national retailers within close proximity. The property has good transport links and lies approximately 1 mile from Bolton town centre and 6 miles from Bury town centre.

EPC - D

Tenure - To be advised.

Guide Price - £195,000

## Viewing

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

Jack Stephenson

[jack.stephenson@millermetcalfe.co.uk](mailto:jack.stephenson@millermetcalfe.co.uk)

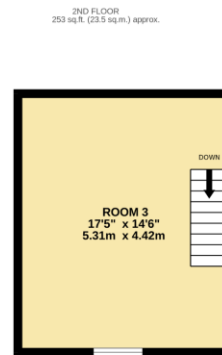
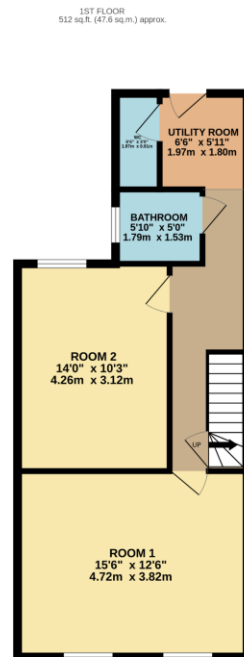
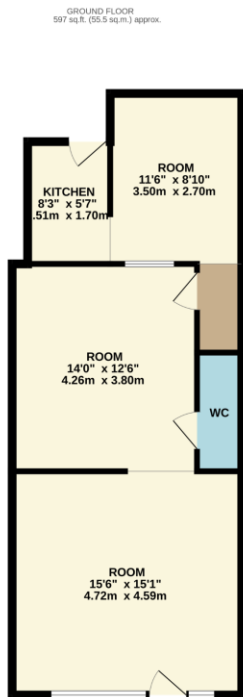
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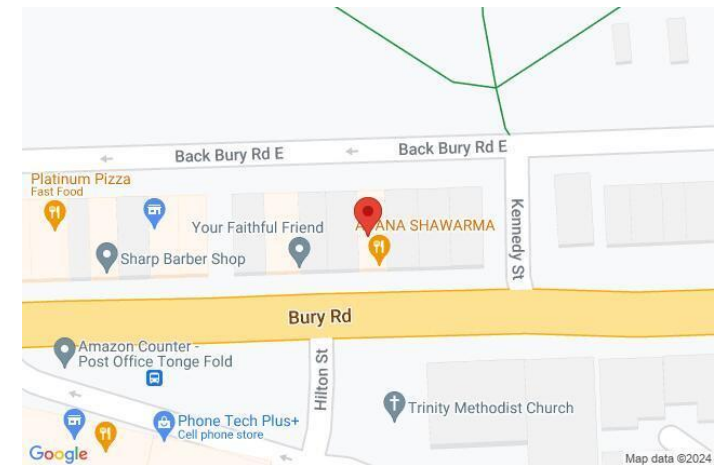


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TOTAL FLOOR AREA: 1362 sq.ft. (126.5 sq.m.) approx.

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.



“

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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