



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

For Sale

55 Bridgewater Street, Little Hulton, M38 9ND

5510 ft² (511.9m²)

- The Ground Floor provides 5510 ft² (511.9m²) of accommodation on a net internal area basis.
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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

Commercial Property

An excellent opportunity to acquire a comprehensively renovated commercial property in the established area of Little Hulton. The property comprises three ground-floor retail units together with additional commercial accommodation arranged on the first floor, providing flexible Class E space suitable for a range of business uses including offices, studios, professional services, health and wellbeing operators, and other commercial occupiers.

The building has recently undergone refurbishment works, creating a modern and practical working environment. The first-floor accommodation offers adaptable space capable of supporting a variety of commercial layouts, making it attractive for investors seeking a multi-let asset or owner-occupiers looking to operate from part of the building while generating rental income from the remaining units.

Staff welfare facilities are provided, including WC, shower and kitchenette areas, designed to support day-to-day commercial operation. The layout lends itself to multiple occupiers or single-operator use, depending on purchaser requirements.

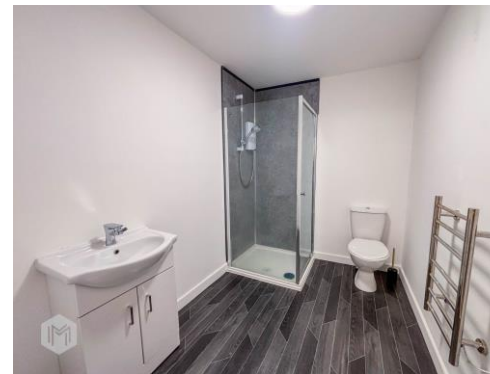
Externally, there is ample on-street parking available in the immediate vicinity, with the additional benefit of two dedicated parking spaces allocated to Unit 1, enhancing convenience for staff and visitors.

The property can be offered with commercial tenants in situ or with vacant possession, depending on purchaser preference, providing flexibility for both investors and owner-occupiers.

Agent Notes

Commercial Units Ground Floor:

- Fire alarm system
- Emergency lighting



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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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