



Prominent Trade Counter/Showroom premises To Let/May Sell

2 Thynne Street, Bolton, Lancashire, BL3 6BD

4,535 ft² (421.30 m²)

- Prominent Trade Counter/Showroom Premises
- Fitted to a high specification
- Secure premises
- Rear workshop area
- Excellent Transport Links



Description

This single-storey industrial premises with pitched roof. The property is well positioned on Thynne Street, with the benefit of a significant amount of passing vehicles.

The property is currently split, with the front section currently used as a sales and display area with an office in the centre of the building. The rear section is used as a workshop and storage area with a mezzanine area which is again used for archive storage.

The sales area has the benefit of a suspended ceiling; the warehouse has a gas blower, three-phase electricity, electric roller shuttering at the front and a manual roller shutter for the loading area at the rear.

Location

The subject property is situated at the corner of Thynne Street and Orlando Street which link to Manchester Road and Trinity Way and ultimately to the A666, and then to the regional motorway network.

The property is in close proximity to Bolton train station, which has good links to both Manchester city centre and Blackburn and Preston. Bolton town centre is located within 10 minutes walking distance, to the North of the property. It also has the benefit of a retail park opposite consisting of a large Sainsbury's supermarket and other national retailers including Boots and Next.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and calculate the floor areas as 421.3 m (4,535 ft)

Price and Tenure

Details on request.

The property is available either on a Long Leasehold or Freehold basis subject to the terms agreed.

Subject to Contract

Rent and lease terms

£35,000 per annum, payable quarterly in advance and exclusive of all other out goings.

The property is available on full repairing and insuring terms for a term to be agreed.

Planning Use

B8 Trade Counter

EPC

A copy of the EPC is available on request.

VAT

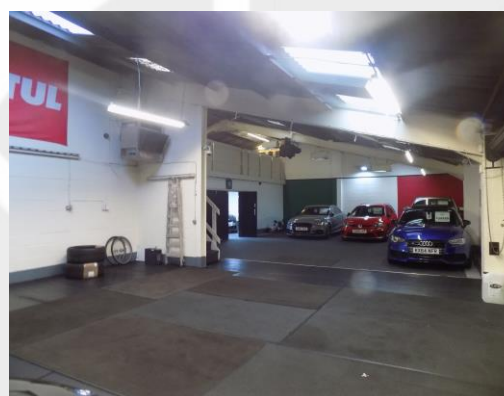
VAT is applicable at the prevailing rate

Business Rates

Rateable Value £20,000

Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial
John Fletcher or Ruth Bates
01204 525252
john.j.fletcher@millermetcalfe.co.uk or
ruth.bates@millermetcalfe.co.uk



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.