



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

For Sale

437 Wigan Road, Bolton, BL3 4QJ

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- Highly prominent location on a busy main road
- Extended to the rear, offering generous space over two floors
- Tastefully decorated throughout with low-maintenance flooring
- Subtle concealed lighting creating a modern, professional feel
- Fully fitted kitchen/utility area with laundry facilities
- Separate WC with wash basin to the rear
- High footfall and passing traffic



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

Positioned in a highly prominent location and extended to the rear, this property offers a generous amount of floor space across two levels. The salon is well established within the local area and has been tastefully decorated throughout, featuring easy-to-maintain flooring and subtle concealed lighting. With its own dedicated reception area, it presents an excellent, professional environment for clients and staff alike.

Having successfully operated for approximately ten years, the salon currently accommodates two chairs and a beauty room rented by long-term self-employed beauticians. There is further potential to introduce additional chairs or treatment rooms, making it ideal for hairdressers, nail technicians, lash artists, or other beauty professionals.

The premises also benefit from a fully fitted kitchen/utility area, complete with laundry facilities and ample storage, as well as a separate WC with wash basin located to the rear.

Situated on a busy main road into Bolton, the salon enjoys high levels of passing traffic and footfall. With ample nearby parking and a bus stop just a short walk away, the location is both accessible and convenient.

The property is securely fitted with roller shutters and additional security features. Fixtures and fittings may be available by separate negotiation.

Agent Notes

Property is alarmed, CCTV

Leasehold, 990 Years, 869 years remaining - £2.50 per annum

No VAT payable on this property



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Viewing

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

Miss G Mackenzie

georgia.mackenzie@millermetcalf.co.uk

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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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