



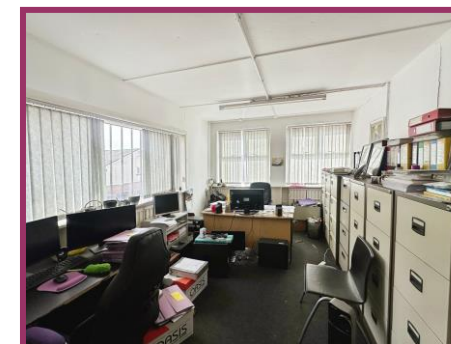
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

MARKET STREET, TOTTINGTON. BL8 3HF



- Prominent Main Road Position
- Flexible Commercial Accommodation
- Five Offices over Two Floors
- Potential for Reconfiguration
- Suitable for Variety Of Commercial Uses (STPP)
- Excellent Visibility & Accessibility



£350,000

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 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



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Prominent Commercial Property in the Heart of Tottington Cardwells Estate Agents are pleased to present this exceptional commercial property, ideally positioned in the centre of Tottington on a highly visible main road connecting Tottington and Bury. Benefiting from excellent passing traffic and strong local footfall, this substantial property offers a fantastic opportunity for owner-occupiers, investors, or businesses seeking a versatile and well-located commercial premises. The accommodation is generously proportioned throughout and currently comprises three well-sized office suites on the ground floor, providing flexible workspace suitable for a range of professional, retail, or service-based businesses (subject to any necessary consents). Also located on the ground floor are a useful storage room, staff kitchen facilities, and a WC. The first floor offers two further spacious offices, creating additional workspace or meeting rooms and providing excellent flexibility for businesses with growing operational requirements. The property's layout lends itself to a variety of configurations, with significant scope to create additional offices, consultation rooms, studios, or treatment spaces, depending on individual needs. For those seeking a development or refurbishment project, the building presents exciting potential for modernisation and reconfiguration. Subject to planning permission and relevant approvals, purchasers may wish to explore alternative commercial uses or undertake a comprehensive renovation to maximise the property's potential. Situated within a thriving and established business community, the property enjoys close proximity to a wide range of local amenities, independent retailers, cafés, and professional services. Excellent transport links to Bury, Bolton, and the wider Greater Manchester area further enhance its appeal. This is a rare opportunity to acquire a substantial and highly adaptable commercial property in a sought-after location, offering considerable potential for business growth, investment, or redevelopment. Call 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Side Entrance Secure front door and inner door leading to inner hallway. Alarm panel.

Office 1 20' 3" x 11' 3" (6.17m x 3.44m) Three UPVC double glazed windows. Three Radiators. Ceiling light points.

Office 2 19' 4" x 15' 11" (5.90m x 4.84m) Three UPVC double glazed windows. Three Radiators. Ceiling light points.

Office 3 12' 11" x 11' 5" (3.93m x 3.48m) Two UPVC double glazed windows. Radiator. Ceiling light points.

Storage Cupboard ceiling light point.

Wash Room/WC Separate wash hand basin and WC. Single glazed windows.

Kitchen 7' 11" x 4' 4" (2.41m x 1.31m) A range of base units with worktops and stainless steel sink and drainer. Wall mounted combination boiler.

First Floor Office 1 20' 3" x 11' 4" (6.17m x 3.46m) Three UPVC double glazed windows. Three Radiator. Ceiling light points.

First Floor Office 2 16' 8" x 11' 3" (5.09m x 3.44m) Three UPVC double glazed windows. Three Radiator. Ceiling light points.

Externally To the front, this property has parking directly in front of the building. To the rear is a small storage outhouse.

Rear Storage Outhouse 7' 1" x 5' 10" (2.17m x 1.77m) Ceiling light points. UPVC door.

Price £350,000

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

