

## FANTASTIC INVESTMENT OPPORTUNITY



**Fantastic Investment Opportunity In The heart Of Vibrant Ramsbottom Village. Over 2000 SQ FT. Over 3 Floors. Ideal For A Variety Of Uses.**

### **29 Bolton Street**

Ramsbottom, Bury, BL0 9HU

Retail - High Street, Restaurant /  
Cafe, Office

## **FOR SALE**

**2,300 sq ft**

(213.68 sq m)

- Investment Opportunity
- Prime High Street Location.
- Potential Rental Income In The Region Of £27,500 Per Annum
- Over 3 Floors
- In Excess Of 2000 SQ FT
- Ideal For Restaurant/Cafe, Office Space, High Street Retail And Financial Services.

**A property for everyone**

## Summary

Available Size	2,300 sq ft
Price	Offers in excess of £250,000.00
Rateable Value	£14,273.00 You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
Service Charge	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

## Description

Pearson Ferrier Commercial are delighted to bring to market this former bank premises in the heart of thriving Ramsbottom.

The premises has a potential rental yield in excess of 10%

The property measures approximately 2300 Sq Ft and is set out over 3 floors including a very usable basement area.

On entering the property which faces directly on to Bolton Street with a 6m shop front, you enter into the previous banking hall and ancillary partitioned offices to the rear.

This area could very easily be reconfigure and made open plan to suit a variety of business.

Access to the first floor and basement is by way of staircase from the ground floor.

The first floor is currently designed with a large kitchen/Staffroom to the front of the premises. With two store rooms and WC facilities completing this floor.

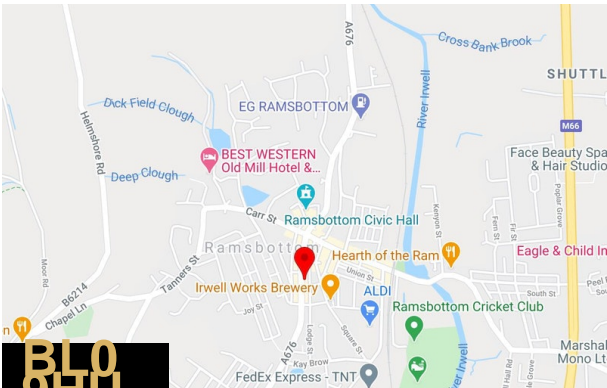
The basement currently consists of three separate rooms and fire exit to the rear of the property onto Back Square Street. The first room being the current boiler and plant room, the remaining rooms could be adapted for a number of uses or kept as storage.

## Location

Ramsbottom is located 1.5 miles from Junction 1 M66 and 14 miles to Manchester City Centre connecting Ramsbottom to the wider North West.

## VAT

We understand the property is not liable for VAT

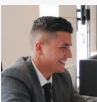


### Viewing & Further Information



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