



**AVAILABLE TO LET** 

## 8 Silver Street

8 Silver Street, Ramsbottom, Greater Manchester BL0 9BJ

UNIQUE RETAIL/OFFICE PREMISES AVAILABLE IN THE CENTRE OF RAMSBOTTOM. INCLUDES ALL UTILITIES AND BROADBAND INTERNET.



# UNIQUE RETAIL/OFFICE PREMISES AVAILABLE IN THE CENTRE OF RAMSBOTTOM. INCLUDES ALL UTILITIES AND BROADBAND INTERNET.

A unique opportunity to a rent a fantastic stone terrace commercial premises in Ramsbottom town centre.

Versatile, stone terraced house with the ground floor now converted to 256 sq/ft of commercial premises in Ramsbottom town centre. The premises has A1/A2

planning and is therefore suited to most retail uses and some office uses.

Includes all utilities and broadband internet.

The property comprises of a retail/office area, storage area, kitchenette and WC. Free on street parking is available directly outside.

Ramsbottom is a well-established and sought-after retail centre which hosts a large number of small businesses along with some national brands.Motorway access is approximately 1.5 miles away (M60, junction 1), connecting Ramsbottom with the wider North West.

Rent £6,480 per annum

Rates detail 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.

Rateable value £4,100

Building type Retail

Planning class A1

Secondary classes A2

Available from 02/12/2019

Size 256 Sq ft

VAT charges We understand that the

premises are not elected

for VAT

EPC certificate Available on request

For more information please visit: http://example.org/m/45625-8-silver-street-8-silverstreet





### **RAMSBOTTOM TOWN CENTRE**

UNIQUE COMMERCIAL PROPERTY

**ALL INCLUSIVE RENT** 

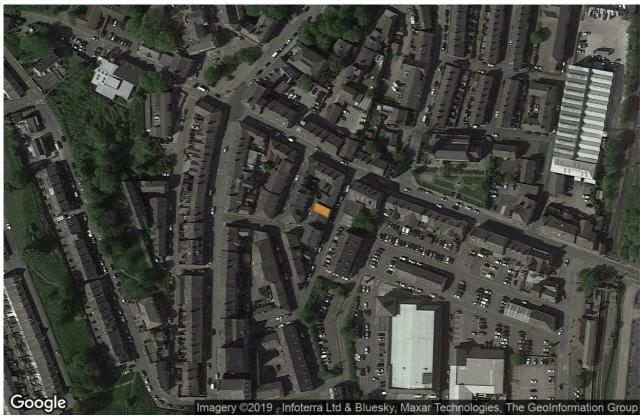
ON STREET PARKING

INCLUDES ALL UTILITIES AND BROADBAND INTERNET





#### 8 Silver Street, 8 Silver Street, Ramsbottom, Greater Manchester BL0 9BJ







Data provided by Google



## Units & availability

Unit	Floor	Size sq ft
Retail Zone A	Ground	171
Internal Storage	Ground	39
Kitchen	Ground	23
Staff Toilets	Ground	0
Total		233



Airports Manchester 20.4m, Leeds Bradford 30.7m, Liverpool 30.8m

National rail Entwistle 4.0m, Bromley Cross 4.5m, Hall i' th' Wood 5.2m

**Estimated rates** 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.

VAT We understand that the premises are not elected

for VAT

Planning class A1

Secondary planning class A2

**EPC** Available on request



Notes:	
	<b>©</b> 01617644440

Quote reference: RENT-45625

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