



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.

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A unique opportunity to 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-silver-street>



RAMSBOTTOM TOWN CENTRE

UNIQUE COMMERCIAL PROPERTY

ALL INCLUSIVE RENT

ON STREET PARKING

INCLUDES ALL UTILITIES AND BROADBAND INTERNET



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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:

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Quote reference: RENT-45625

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