



AVAILABLE TO LET

41 Bolton Street

41 Bolton Street, Bury, Ramsbottom, Greater Manchester BL0 9HU

Stone Built, Town Centre Premises



Stone Built, Town Centre Premises

Two storey, stone built premises in the heart of Ramsbottom with good levels of passing trade on Bolton Street (A676). Benefiting from c. 964 sq/ft (89.57 sq/m) of space with cellar storage, the premises is presented in a good condition with A3 Planning Permission in place.

Ramsbottom is a well-established and sought-after retail centre which is hosts a large number of small businesses along with some national brands including Natwest, Tesco and Lloyds Pharmacy. Motorway access is approximately 1.5 miles away (M60, junction 1), connecting Ramsbottom with the wider North West. Free on street parking is available in the vicinity.

The premises is available on a six year lease, with a tenant's break clause and rent review on the third anniversary.

Rent £20,000 per annum

Rateable value £5,800

Building type Retail

Planning class A3

Size 965 Sq ft

VAT charges We understand that the

premises is not elected

for VAT.

Lease details A new term of FRI lease

to be agreed.

EPC category D

Marketed by: Pearson Ferrier

For more information please visit: http://example.org/m/40673-41-bolton-street-41-bolton-street





Sought-After Position in Ramsbottom Town Centre

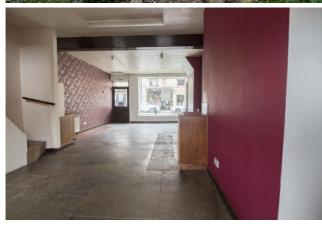
Ground Floor, First Floor and Cellar

Free Parking Nearby













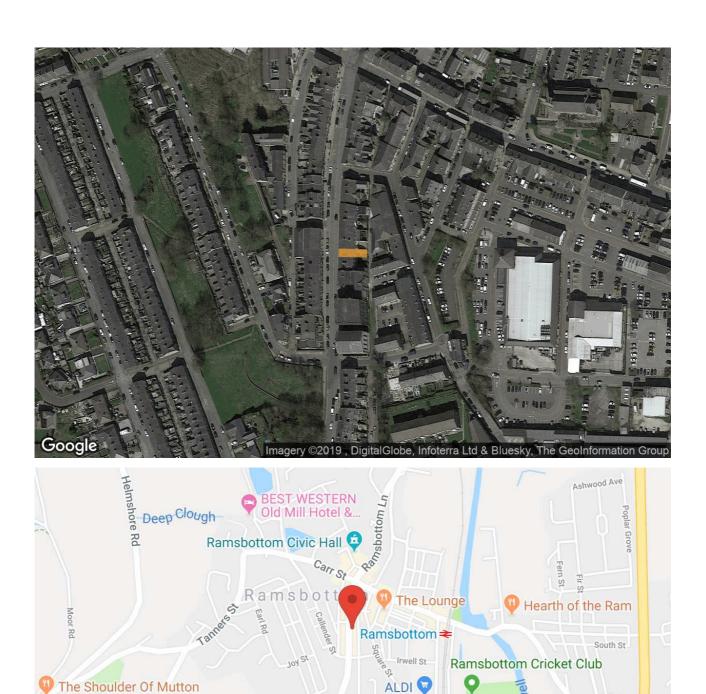






Map data ©2019 Google

41 Bolton Street, 41 Bolton Street, Bury, Ramsbottom, Greater Manchester BL0 9HU



Harry Williams Riverside Stadium

Data provided by Google

Google



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

National rail Entwistle 4.0m, Bromley Cross 4.4m, Hall i' th' Wood 5.2m

Legal costs Each party to be responsible for their own professional costs.

VAT We understand that the premises is not elected for VAT.

Planning class A3

Lease summary A new term of FRI lease to be agreed.

EPC Please visit http://example.org/m/40673-41-bolton-street#data-

room for the EPC certificate.



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