



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.

<b>Rent</b>	£20,000 per annum
<b>Rateable value</b>	£5,800
<b>Building type</b>	Retail
<b>Planning class</b>	A3
<b>Size</b>	965 Sq ft
<b>VAT charges</b>	We understand that the premises is not elected for VAT.
<b>Lease details</b>	A new term of FRI lease to be agreed.
<b>EPC category</b>	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





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



Data provided by Google

---

<b>Airports</b>	Manchester 20.4m, Liverpool 30.8m, Leeds Bradford 30.8m
<b>National rail</b>	Entwistle 4.0m, Bromley Cross 4.4m, Hall i' th' Wood 5.2m
<b>Legal costs</b>	Each party to be responsible for their own professional costs.
<b>VAT</b>	We understand that the premises is not elected for VAT.
<b>Planning class</b>	A3
<b>Lease summary</b>	A new term of FRI lease to be agreed.
<b>EPC</b>	Please visit <a href="http://example.org/m/40673-41-bolton-street-41-bolton-street#data-room">http://example.org/m/40673-41-bolton-street-41-bolton-street#data-room</a> for the EPC certificate.

Notes:

---

---

---

---

---



☎ 0161 764 4440



commercial@pearsonferrier.co.uk

Pearson Ferrier

**AT** Adam Taylor

☎ 0161 764 4440

☎ 0161 764 4440

✉ adam.taylor@pearsonferrier.co.uk

Pearson Ferrier

**AG** Ashley Gowers

☎ 0161 764 4440

✉ ashley.gowers@pearsonferrier.co.uk

Pearson Ferrier will not be held responsible for any inaccuracies or information provided by the vendor for the preparation of these sales particulars. All statements contained in these particulars as to this property are made without responsibility on the part of Pearson Ferrier. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness.