



TWO STOREY PREMISES LOCATED IN THE HEART OF RAMSBOTTOM. THE GROUND FLOOR IS SET UP AS A CAFE & THERE IS GOOD POTENTIAL TO DEVELOP 1ST FLOOR.

22 Bolton Street

Ramsbottom, Bury, BL0 9HX

Office, Restaurant / Cafe, Retail

TO LET

900 sq ft

(83.61 sq m)

- IDEAL BUSINESS OPPORTUNITY
- LOCATED IN RAMSBOTTOM CENTRE
- SET OVER TWO FLOORS
- IDEAL FOR A VARIETY OF USES

22 Bolton Street, Ramsbottom, Bury, BL0 9HX

Summary

| | |
|----------------|--|
| Available Size | 900 sq ft |
| Rent | £1,000 per month |
| Rates Payable | £5.38 per sq ft For small business rates payable will be £0 |
| Rateable Value | £9,700 |
| Service Charge | N/A |
| EPC Rating | D (86) |

Description

An ideal business opportunity for a variety of uses, set over two floors in the heart of Ramsbottom. The property is available straight away and is set up as a cafe downstairs, with three rooms, a storage area and W.C. to the first floor. There is a yard area to the rear of the property.

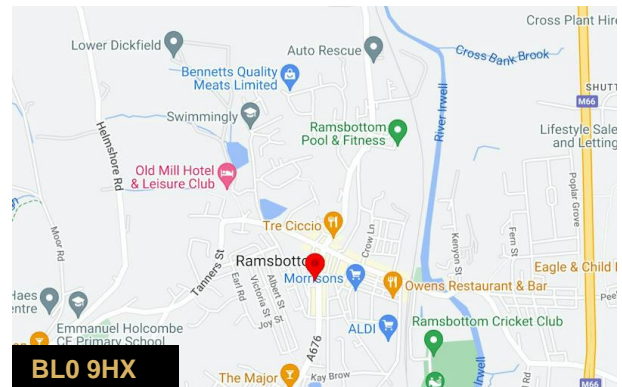
The location for the property is ideal with it having good footfall and being located close to the bus stop on Bolton Street, close to the junction with Bridge Street.

The property would be ideal for a variety of different uses, to book a viewing please contact Pearson Ferrier on 0161 764 4440.

EPC - D Rating - 86

Location

The property is located in the heart of Ramsbottom, close to The Urn at the junction with Bridge Street and Bolton Street with a good amount of footfall.



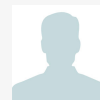
Viewing & Further Information



Simon Harvey

0161 764 4440

commercial@pearsonferrier.co.uk



Stuart Pearson

07956405651

stuart.pearson@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)