



THREE STOREY COMMERCIAL PROPERTY WHICH WAS FORMERLY A BAR (LINES & CELLAR STILL THERE). A GREAT SPACE FOR A BAR OR RESTAURANT. SEE VIDEO.

43 Bolton Street

Ramsbottom, Bury, BL0 9HU

A3 (Restaurants and Cafes), Bar
/ Club

TO LET

1,563 sq ft

(145.21 sq m)

- CENTRAL RAMSBOTTOM LOCATION
- SET OVER THREE FLOORS
- IDEAL FOR A BAR OR RESTAURANT
- APPROX. 1,563 SQ FT

Where your business belongs

43 Bolton Street, Ramsbottom, Bury, BL0 9HU

Summary

Available Size	1,563 sq ft
Rent	£20,000.00 per annum
Rates Payable	£1.85 per sq ft Small business rates may apply meaning rates payable will be zero.
Rateable Value	£5,800
Service Charge	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	C (75)

Description

Are you looking for a space for your business?

This is a great opportunity located in the centre of Ramsbottom. It is approx. 1563 SQ FT set over three floors and was previously used as a bar (cellar and lines in place). It would suit a bar/restaurant or similar, however may suit other uses.

The building comprises:

Ground Floor

Bar Area 9.12m x 4.4m

Inner Hallway

Store Room

W.C. 5.24m x 1.8m

Lower Ground Floor Area

Beer Cellar 4.4m x 2.2m

Seating Area 6.8m x 4.4m

Second Seating Area 5.24m x 1.8m

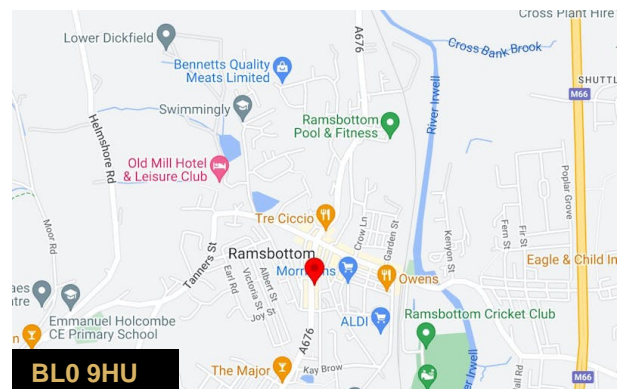
First Floor

Former Kitchen Area 4.4m x 4.3m max

Store/Prep Room 2.5m x 2m

W.C. 4.4m x 2.4m max

Contact Pearson Ferrier on 0161 764 4440 to arrange your viewing.



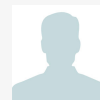
Viewing & Further Information



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)