

HIGH STREET LOCATION.



**Approximately 815 Sq Ft Ground Floor High Street Premises..
Ready To Move. Plus Very Usable Basement Space.**

4 Market Street

Edenfield, Ramsbottom, BL0 0JN

Office, High Street Retail,
Restaurant / Cafe

TO LET

- Commercial Ground Floor Space
- Suitable For Office Space, Retail, Financial Services, Cafe
- High Street
- Only 1.5 Miles From The Centre Of Ramsbottom
- Kitchen
- Large Cellar

Where your business belongs

4 Market Street, Edenfield, Ramsbottom, BLO 0JN

Summary

Rent	£750 per month
Rates Payable	£3,486.51 per annum Small business rate relief. You can get small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more. 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 under £12,000.
Rateable Value	£6,987
Service Charge	N/A
EPC Rating	B (39)

Description

Pearson Ferrier Commercial are delighted to bring to market this 721 Sq Ft, ground floor Commercial premises located on the main high street in the Centre of Edenfield. The premises has previous used for both retail establishments and office space but would be ideal a number of different uses including Office Space, Retail, Financial Service, Restaurant or a cafe without the need for change of commercial usage. (New planning reforms from 2nd September 2020). Currently the premises is designed with a large retail/office/seating area with a double shop front facing directly on the Market Street. Access to the large, (Approx 736 Sq Ft) , very useful boarded out basement is located off the main floor space.

Location

Located on Market Street between Ramsbottom (only 1.5 miles) and Haslingdon.



Viewing & Further Information



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