

FOR SALE



Attractive ground floor retail premises with self-contained apartment

70 Bridge Street / 3A Square Street , Ramsbottom, Bury, BL0 9AG

- ✿ An attractive stone built retail/residential property in a popular main road location
- ✿ Businesses in the immediate vicinity include Morrisons, Aldi, and Tesco Superstore
- ✿ Modern and recently refurbished self contained flat generating an income of £695 per calendar month
- ✿ Prime gable end retail location in the highly sort after and bustling market town of Ramsbottom
- ✿ Mixed use investment property offering an annual income of £16,590 per annum (8.2% yield before purchasing costs)
- ✿ Long standing commercial tenant for approximately 20 years generating an income of £687 per calendar month
- ✿ Highly popular location with fantastic access to the M60 motorway network
- ✿ No VAT in relation to the purchase price

FULLY LET INVESTMENT

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Bridge Street in the heart of Ramsbottom town centre with other businesses in the immediate vicinity including Morrisons, Aldi and Tesco Superstore.

Ramsbottom has a population of approximately 17,000 residents with good access to the M60 motorway network and is within a short drive of Bolton, Bury, and Rawtenstall.

Bridge Street is one of the most prominent retail parades within Ramsbottom and is in close proximity to all local amenities.

Description

A retail / residential premises situated in the highly popular market town of Ramsbottom.

The property is of stone construction under a pitched slate roof and offers open plan retail accommodation on the ground floor.

To the rear of the property is access to a single storey first floor apartment which comprises of an open plan lounge with separate kitchen, bathroom and two generously sized bedrooms (see attached floorplans overleaf).

The property is a fully let investment generating an income of £16,590 per annum (8.2% yield before purchasing costs).

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:-

DESCRIPTION	SQ FT	SQ M
Ground Floor Retail	634.5	58.9
First Floor Apartment	507	47.1
GIA	1,141.5	106

Terms

The ground floor is occupied by Bury Hospice (07299003) who have been in situ for approximately 20 years. Their current lease is from the 29th of March 2021 until 28th March 2026 at an annual rent of £8,250 per annum and contribute towards the buildings insurance.

The first floor is currently occupied by a private residential tenant by way of an assured short hold tenancy agreement at a rent of £8,340 per annum which is inclusive of buildings insurance only.

Purchase Price

Offers in excess of £200,000.

Vat

Whiteacres have been advised that the purchase price in relation to this property is not subject to VAT, however this information must be checked and verified by a purchaser prior to making any legal commitment.

Business Rates

Retail Premises - To be assessed.

Apartment - The council tax band is A

Services

We understand the property has the benefit of mains electricity, water and gas.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Each property is individually metered with the services being accessed via the rear of the commercial unit.

Legal Costs

Each party is to be responsible for their own legal costs.

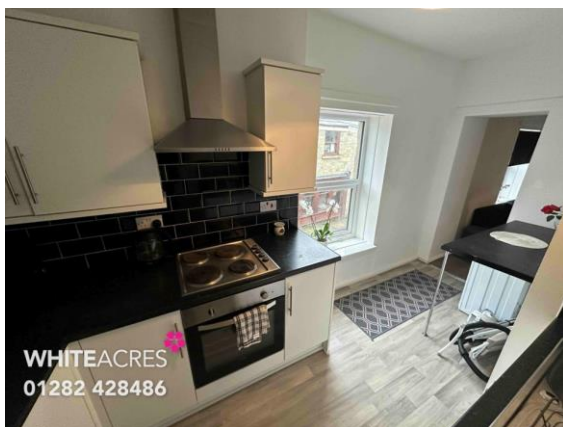
Viewings

Please contact the agents:

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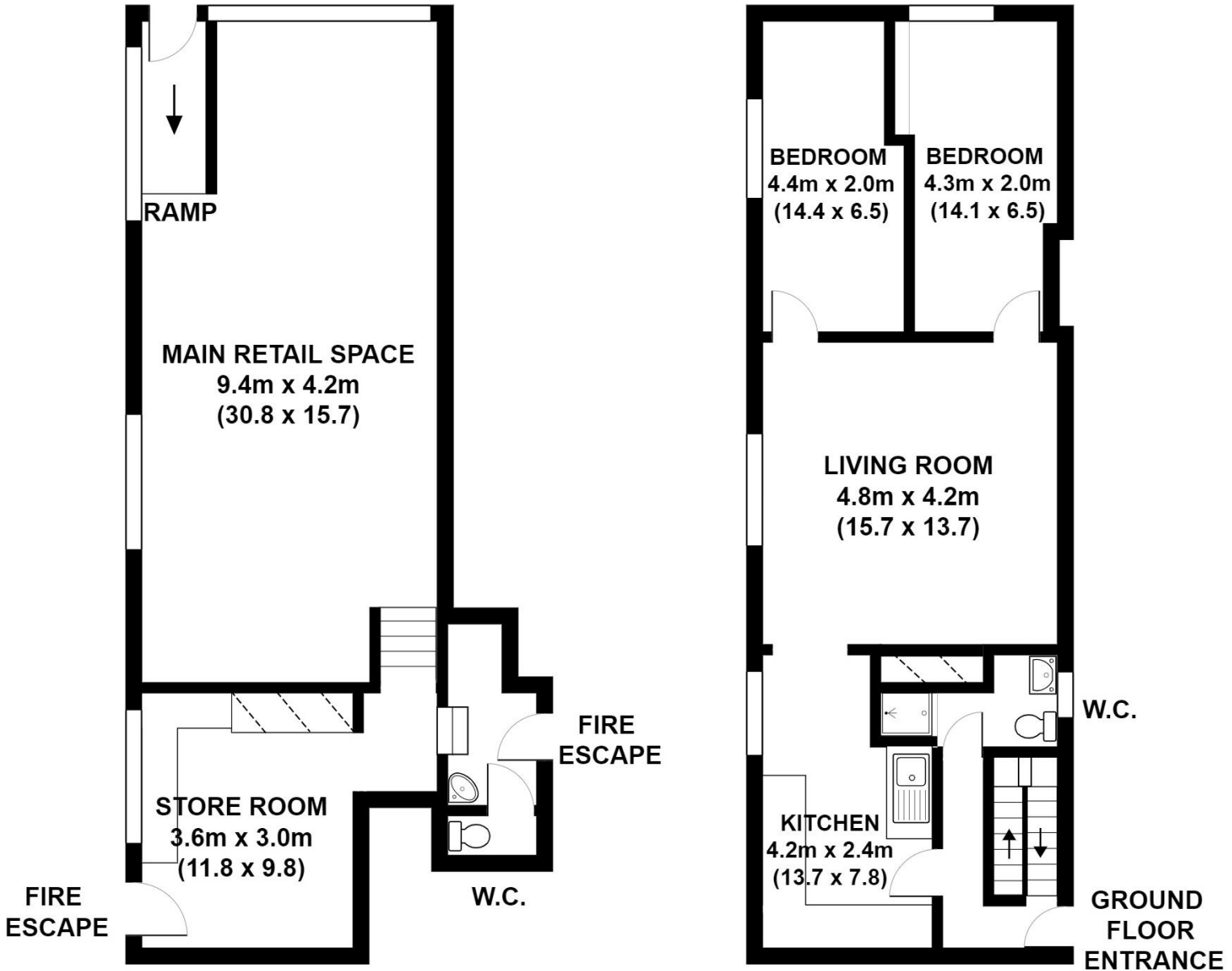
Whiteacres Property
Church House, 10 Church Street, Padiham, BB12 8HG



**70 BRIDGE STREET
GROUND FLOOR RETAIL UNIT
(Approx 58.9 sq meters 634.5 sq ft)**

**3A SQUARE STREET
FIRST FLOOR APARTMENT
(Approx 47.1 sq meters 507.0 sq ft)**

FRONT ELEVATION



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE