



Charles Louis Commercial
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

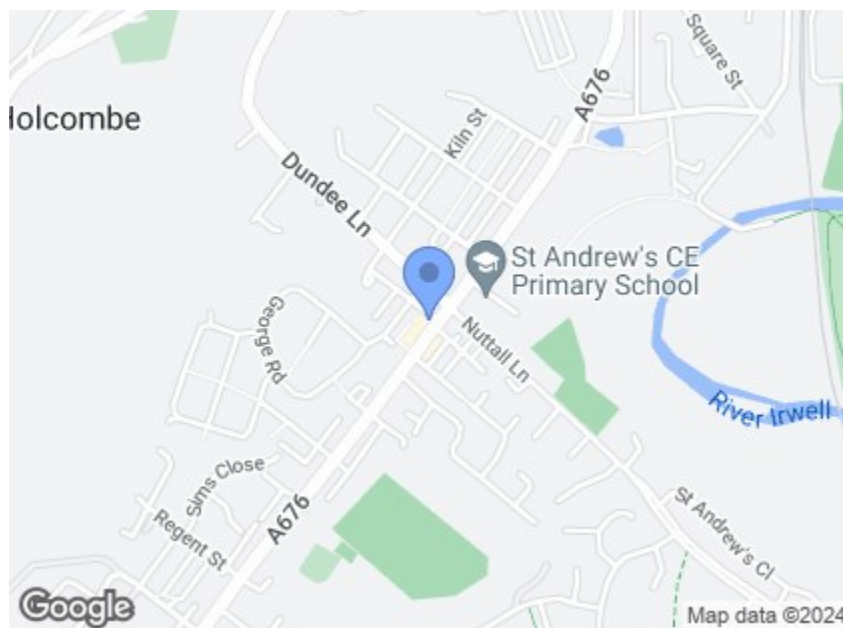
CHARLES LOUIS

COMMERCIAL

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GROSS INTERNAL AREA
TOTAL: 371 m²/3,996 sq ft
BARBERS - GROUND FLOOR: 120 m²/1,290 sq ft, ACCOUNTANTS - GROUND FLOOR: 62 m²/672 sq ft
DANCE STUDIO - FIRST FLOOR: 189 m²/2,034 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

The property is situated close to the end of Bolton Road West, following on to Bolton Street, Ramsbottom. This is one of the major commuter roads leading to the centre of Ramsbottom. It benefits from a prominent busy main road location.

8-10 Bolton Road West
Ramsbottom, Bury, BL0 9ND

Asking price £650,000

- Ideal Opportunity For Commercial Investors & Developers
- Potential For Conversions, Subject To Planning
- Side Street Parking Close-By
- Prominent Main Road Location
- Close To The Retail Centre Of Ramsbottom
- Income Producing £40,200 Per Annum

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Charles Louis Commercial Agents are excited to welcome to the market this leasehold, commercial property, located a short distance from Ramsbottom town centre.

The premise set over three storeys. a basement used for storage accessed from one of the ground floor tenants, with a ground floor split into 2 units (accounting business & barbers) and first floor currently used as a open plan dance studio.

The property is sold with tenants in situ and only becoming available for sale as the current landlords other business commitments mean they wish to focus on other projects.

Thanks to its size, prominent busy main road prominent location and multiple tenants, this would be ideal for a commercial investor or commercial developer to acquire, as this offers great potential for investment or potential conversions, subject to planning permissions.

Existing Leases
All 3 tenants are on a rolling lease at present, with new, longer leases to be arranged by the incoming purchaser.

Rates
According to the Valuations Office Agency (VOA) 10 Bolton Road West has a current rateable value of £7,000.
There is no record for the units 8 or 8a & 10a Bolton Road West.

VAT
We are advised that these premises are not elected for VAT and therefore VAT will not apply to the purchase price.

Legal Costs
Each party to be responsible for their own legal costs in the transaction.

EPC
An EPC is in the process of being commissioned.

Total Approximate Sq Ft: 3,996

External 1



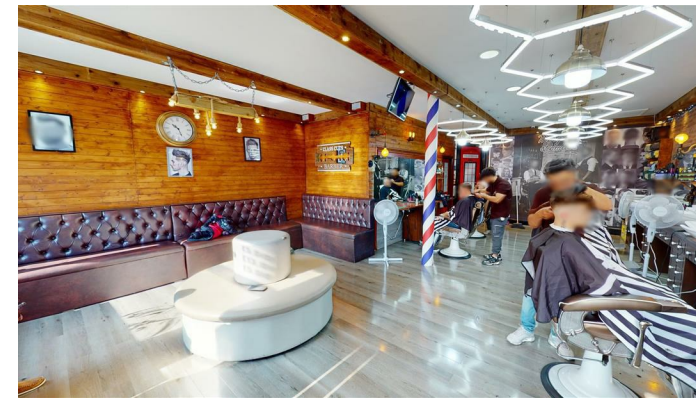
External 2



External 3



Internal 1



Internal 2



Internal 3



Internal 4



Internal 5



Internal 6



Internal 7

