



Charles Louis Commercial
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

C O M M E R C I A L

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Directions

The discussed property is situated in a prime main road position on Exchange Street, close to Bury road in central Edenfield. It is a busy hub of independent businesses with an attractive draw for residential interest. The A56, linking the town with M66, Main motorway towards Bury and Manchester, along with the other attractive towns such as Ramsbottom and Rawtenstall highlights the prime location for this office opportunity.

2 Exchange Street
Ramsbottom, Bury, BL0 0LA
£750 Per month

- Situated On A Busy Main Road
- Ground Commercial Unit Available Now
- Landlord Seeking Long Term Tenant
- Based In The Heart Of Edenfield
- Ideal For Professional Services
- EPC - TBC

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.

2 Exchange Street

Ramsbottom, Bury, BL0 0LA

Charles Louis Commercial Agents are pleased to be working with the landlord in sourcing a new tenant for this ideally located ground floor, office unit in central Edenfield with side street parking available.

The property has served previous tenants well, with the last, long serving tenants running their office base for builders business prior to retirement.

Fitted with gas, electric and water utilities, the property currently has two open plan office spaces, staff area with sink, W/C and store room.

Floor Area (Approximate, Max Measurements) & Rates

Reception Area - 37 Square Ft

Office 1 - 218 Square Ft

Office 2 - 177 Square Ft

Internal Store Room - 37 Square Ft

W/C - 49 Square Ft

Kitchen - 53 Square Ft

For all rates enquiries, please contact VOA directly.

Rent

The unit is being offered for £750 p/cm with the length of lease, along with commencement date to be discussed.

External 1



Internal 1



Internal 2



Internal 3



Internal 4



Internal 5



Internal 6

