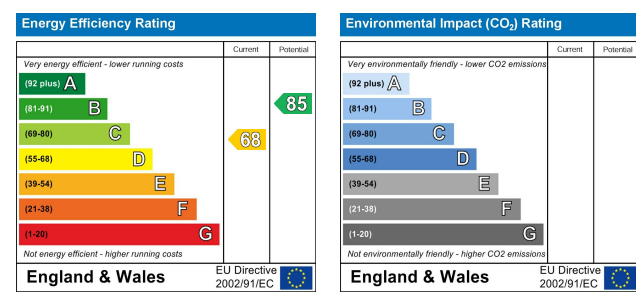




GROSS INTERNAL AREA  
TOTAL: 162 m<sup>2</sup>/1,747 sq.ft  
FIRST FLOOR: 58 m<sup>2</sup>/623 sq.ft, SECOND FLOOR: 104 m<sup>2</sup>/1,124 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**  
Postcode - BL0 0ET What three words -  
///loves.firming.raced



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# CHARLES LOUIS

HOMES LIMITED

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## 56a and 56b Bury Road Ramsbottom, Bury, BL0 0ET

£295,000



- Freehold mixed-use property comprising a commercial unit and two-bedroom apartment
- Sold with a commercial tenant in situ or with vacant possession
- Located in Edenfield, a desirable village with strong community and amenities
- Excellent transport links to Ramsbottom, Bury, and the motorway network
- Ground floor retail/commercial space with prominent main road frontage
- First-floor apartment with separate access, two bedrooms, and modern fittings
- Ideal for investors seeking dual income or owner-occupiers with business potential
- Tenure - Freehold, Apartment - Council Tax - Rossendale band D, EPC rated D



# 56a and 56b Bury Road

## Ramsbottom, Bury, BL0 0ET

An excellent mixed-use investment opportunity in the heart of Edenfield, 56 & 56a Bury Road comprises a ground floor commercial unit with a spacious two-bedroom apartment above. Positioned on a prominent main road with high visibility and footfall, the commercial unit offers a flexible layout suitable for a range of businesses or retail uses, subject to relevant permissions. The space benefits from a shop frontage and rear access, making it practical for both customer-facing and operational needs. The property is available either with a commercial tenant in situ or with vacant possession, offering versatility for investors or owner-occupiers.

Accessed via a separate entrance, the first-floor apartment is well-presented and features two good-sized bedrooms, a fitted kitchen, a comfortable lounge, and a modern bathroom, making it ideal for rental or owner-occupier use. The apartment benefits from gas central heating and double glazing throughout.

Located in the sought-after village of Edenfield, this property enjoys a prime position with excellent connectivity to Ramsbottom, Bury, and the wider motorway network. The area is well-served by the X41 bus route, providing direct links to Manchester and beyond, making it ideal for commuters. Families will appreciate the proximity to well-regarded local schools, while the village itself offers a welcoming community atmosphere, a range of local amenities, and beautiful countryside walks right on the doorstep—perfectly balancing convenience and rural charm.

This is a rare opportunity to acquire a freehold building offering immediate rental income potential and long-term growth in a desirable and convenient location.

### Ground Floor Commercial Unit

#### Reception

14'2 x 13'8 (4.32m x 4.17m)



#### Office

12'4 x 6'4 (3.76m x 1.93m)



#### Waiting Rom

8'9 x 12'4 (2.67m x 3.76m)



#### Kitchen

9'5 x 6'3 (2.87m x 1.91m)



#### Bathroom

8'3 x 4'10 (2.51m x 1.47m)



#### Back Office

14'2 x 12 (4.32m x 3.66m)

#### First Floor Apartment

#### Entrance Hallway

4'3 x 11'1 (1.30m x 3.38m)

#### Living Room

14 x 9'1 (4.27m x 2.77m)



#### Kitchen

10'5 x 7'3 (3.18m x 2.21m)



#### Bedroom One

7'11 x 13'1 (2.41m x 3.99m)



#### Bedroom Two

9'3x 9 (2.82mx 2.74m)



#### Bathroom

5'11 x 5'11 (1.80m x 1.80m)