

# FOR SALE

## Commercial Workshop Set Over 2 Levels



Empire Works, Irwell Street, Ramsbottom, Bury, BL0 9AL

**2,881 sq. ft.**  
**(267 sq. m)**

## Investment Summary

- ◆ Spacious Commercial Units Set Over 2 Levels
- ◆ Suitable for redevelopment (subject to planning)
- ◆ Prominently Located in the Heart of Ramsbottom
- ◆ Approximately 2,881 sq. ft.
- ◆ Not-submitted Plans Available
- ◆ Vacant Upon Completion

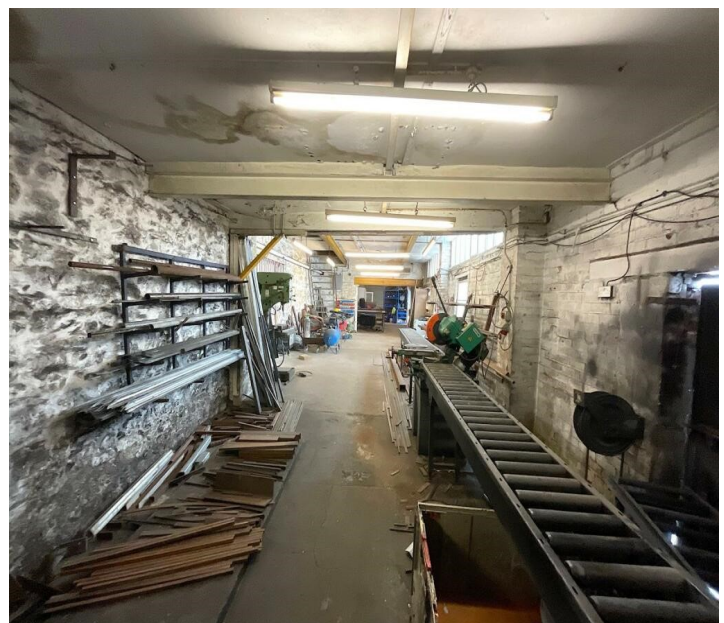
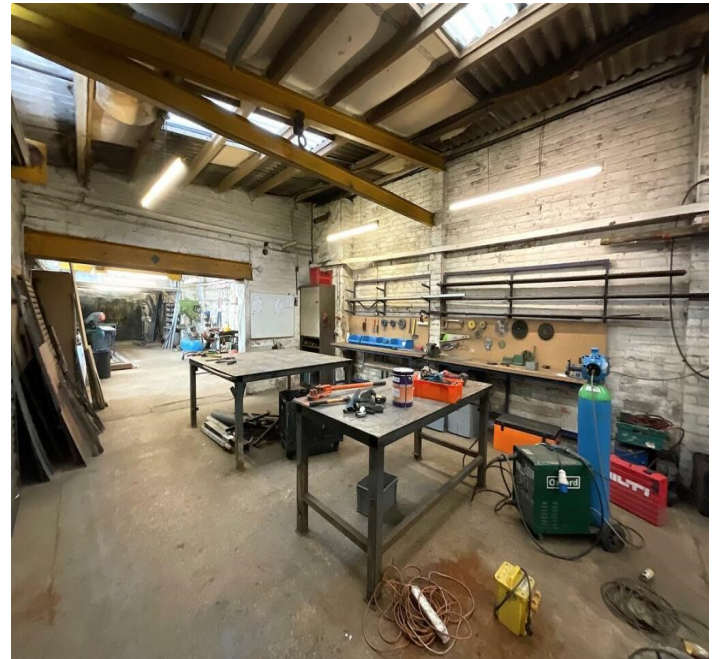
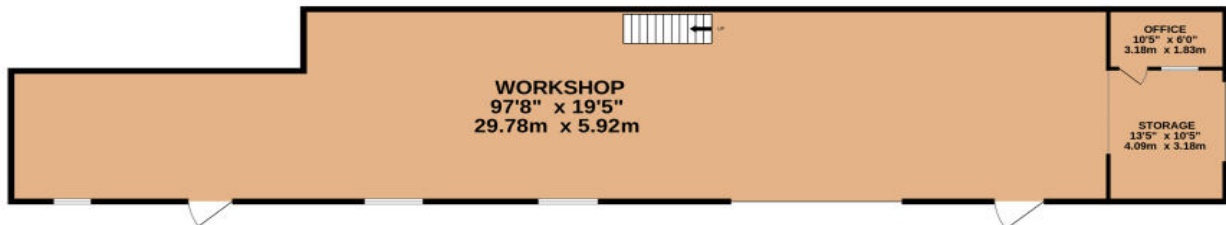


**Talk to our team on 0161 830 8833**

# Description

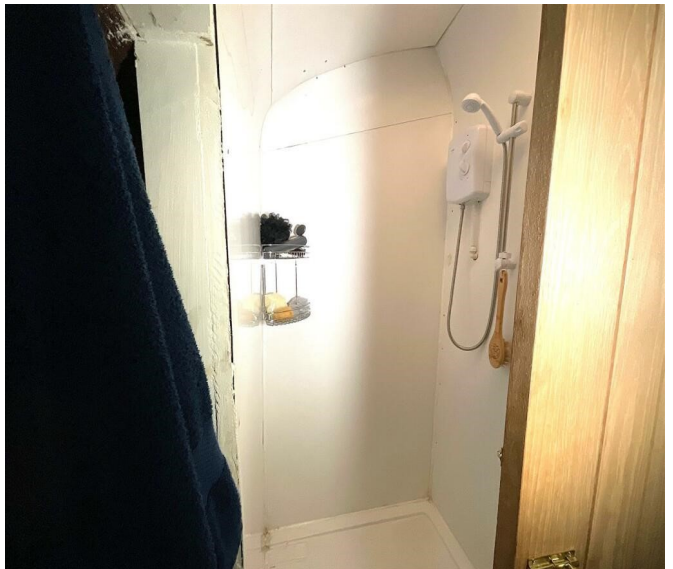
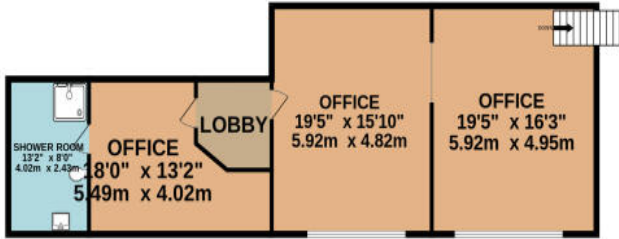
The property has access via two roller shutter doors plus door access to office area. The property is set over 2 levels and is approximately over 2,881 Sq. Ft, across the two floors. There is a right of access over the carpark of the neighbouring business Clark Crafts.

GROUND FLOOR  
1938 sq.ft. (180.0 sq.m.) approx.



# Accommodation

1ST FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



# Further Information

## Location

From central Ramsbottom head east on Carr Street towards Bolton Street/A676 and continue onto Bridge St. Turn right onto Railway Street and then right onto Irwell Street. Destination will be on the left.

## Tenure

Leasehold 824 years.

We have been informed by the vendor that the ground rent is £11.40 paid twice yearly and there is no service charge.

## Services

Water and waste connected.

Separate water meter will be required following sale.

## EPC

D-76.

## VAT

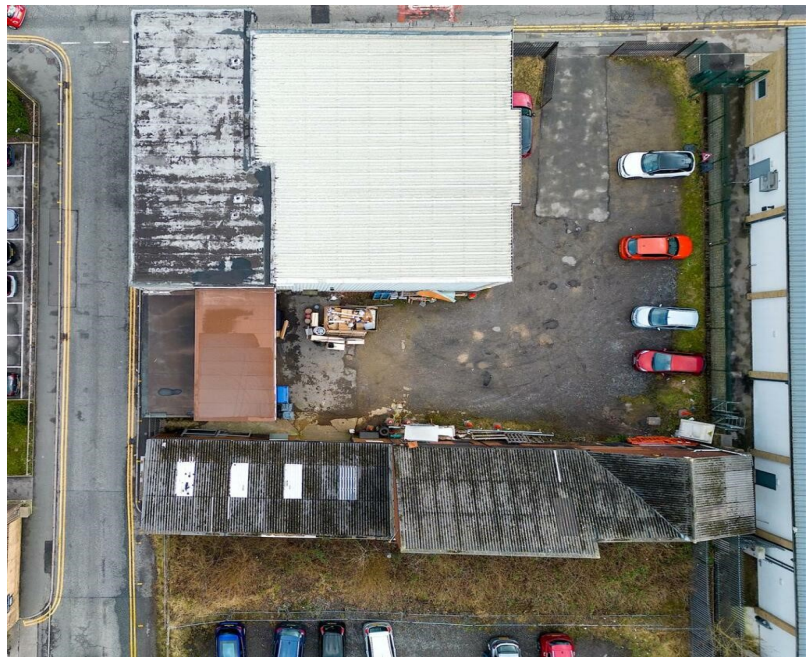
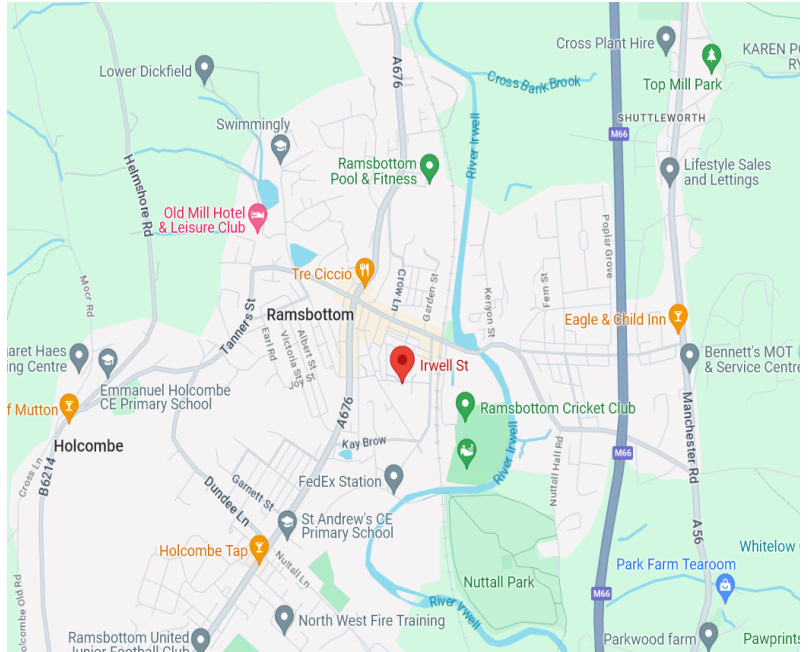
If applicable it will be at the prevailing rate.

## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Price

We are seeking offers in excess of **£220,000**



### Misrepresentation Act

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