



**THREE STOREY COMMERCIAL PROPERTY WHICH WAS FORMERLY A BAR (LINES & CELLAR STILL THERE). A GREAT SPACE FOR A BAR OR RESTAURANT. SEE VIDEO.**

## **43 Bolton Street**

Ramsbottom, Bury, BL0 9HU

A3 (Restaurants and Cafes), Bar  
/ Club

# **TO LET**

**1,563 sq ft**

(145.21 sq m)

- CENTRAL RAMSBOTTOM LOCATION
- SET OVER THREE FLOORS
- IDEAL FOR A BAR OR RESTAURANT
- APPROX. 1,563 SQ FT

Where your business belongs

# 43 Bolton Street, Ramsbottom, Bury, BL0 9HU

## Summary

Available Size	1,563 sq ft
Rent	£20,000.00 per annum
Rates Payable	£1.85 per sq ft Small business rates may apply meaning rates payable will be zero.
Rateable Value	£5,800
Service Charge	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	C (75)

## Description

Are you looking for a space for your business?

This is a great opportunity located in the centre of Ramsbottom. It is approx. 1563 SQ FT set over three floors and was previously used as a bar (cellar and lines in place). It would suit a bar/restaurant or similar, however may suit other uses.

The building comprises:

Ground Floor

Bar Area 9.12m x 4.4m

Inner Hallway

Store Room

W.C. 5.24m x 1.8m

Lower Ground Floor Area

Beer Cellar 4.4m x 2.2m

Seating Area 6.8m x 4.4m

Second Seating Area 5.24m x 1.8m

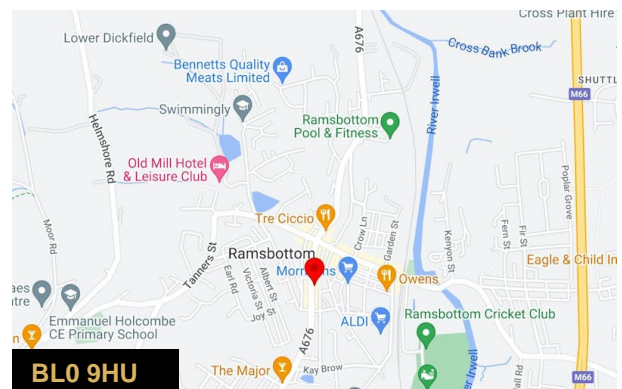
First Floor

Former Kitchen Area 4.4m x 4.3m max

Store/Prep Room 2.5m x 2m

W.C. 4.4m x 2.4m max

Contact Pearson Ferrier on 0161 764 4440 to arrange your viewing.



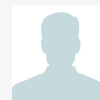
## Viewing & Further Information



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