

Total floor area 210.9 sq. m. (2,270 sq. ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

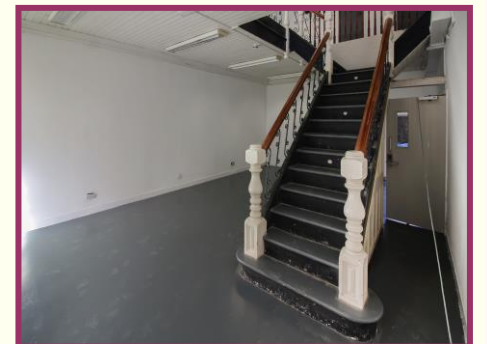
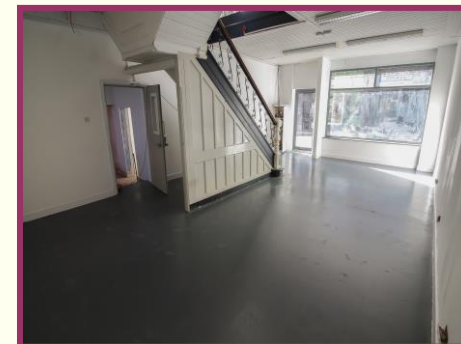


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BRIDGE STREET, RAMSBOTTOM, BL0 9AD



- Three storey Premises
- Former RBS Bank
- Excellent Potential
- Prime Town Centre Position
- Over 2000 sqft
- Further Rooms Available
- £25,000 Annual Rent
- Viewings By Appointment



£2083.33 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C.W. Pearson.

Commercial let of this striking and spacious 3 storey premises forming part of the former RBS bank occupying a prime position on Bridge Street near the corner with Crow Lane in the heart of thriving Ramsbottom offering excellent potential, please refer to the Bury Council Planning Portal regarding the following: REF: PP-08216642 OR REF: 64787 Change of use from banking/financial services (Class A2) to restaurant & cafe (Class A3), drinking establishment (Class A4). Overall the property is around 2000sqft including a top floor storage room with the option to rent 2 further rooms on the ground floor and features a stunning two sided staircase and large floor to ceiling windows. This is an excellent opportunity given the good level of passing trade etc and viewing is considered essential to fully appreciate the space and location. We understand the property is VAT exempt.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Ground Floor 29' 0" x 17' 4" (8.83m x 5.28m) Large shop window to the front and entrance door, staircase to first floor, rear exit door. Access to 2 additional rooms at the side with option to rent.

First Floor 30' 4" x 26' 11" (9.24m x 8.20m) Large open room with floor to ceiling front elevation window, feature double sided gallery staircase, small storage room access to enclosed stairs to the second floor.

Second Floor 27' 0" x 29' 0" (8.22m x 8.83m) Partly partitioned, front and rear elevation windows.

Ground Floor Optional Rooms

Room 1 12' 1" x 8' 6" (3.68m x 2.59m) Rear elevation window, open entry to further room.

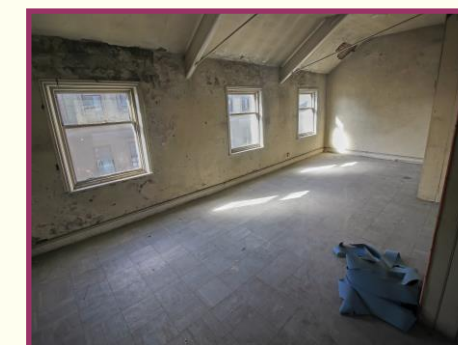
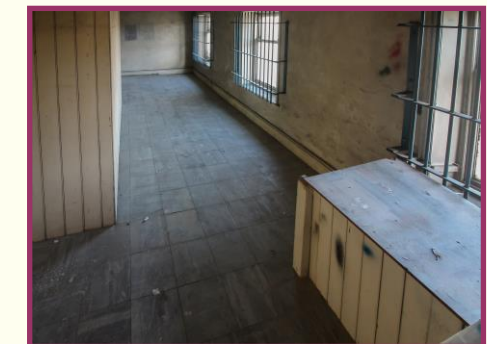
Room 2 16' 3" x 8' 6" (4.95m x 2.59m) Front elevation window.

Price £2083.33 PCM

Tenant Fee Information The tenant set up charges associated with this property are £360.00 = £300 + VAT to include up to two adults. This fee includes the cost of referencing which will include checking of credit status etc / company checks.

Information To carry out the appropriate company credit checks our fee is £360 including VAT (£300 plus VAT). Often the landlord and tenant share the cost of drawing up the lease, however this can be discussed.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).



Please note: all viewings are by appointment only through our BURY Office