

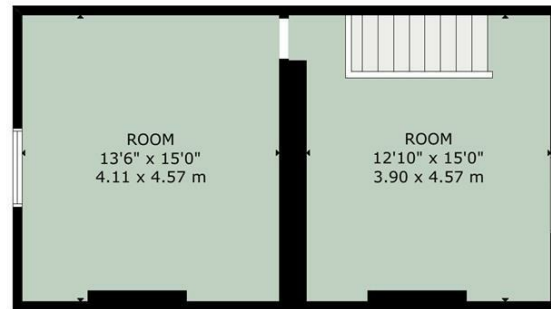


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

# CHARLES LOUIS

HOMES LIMITED

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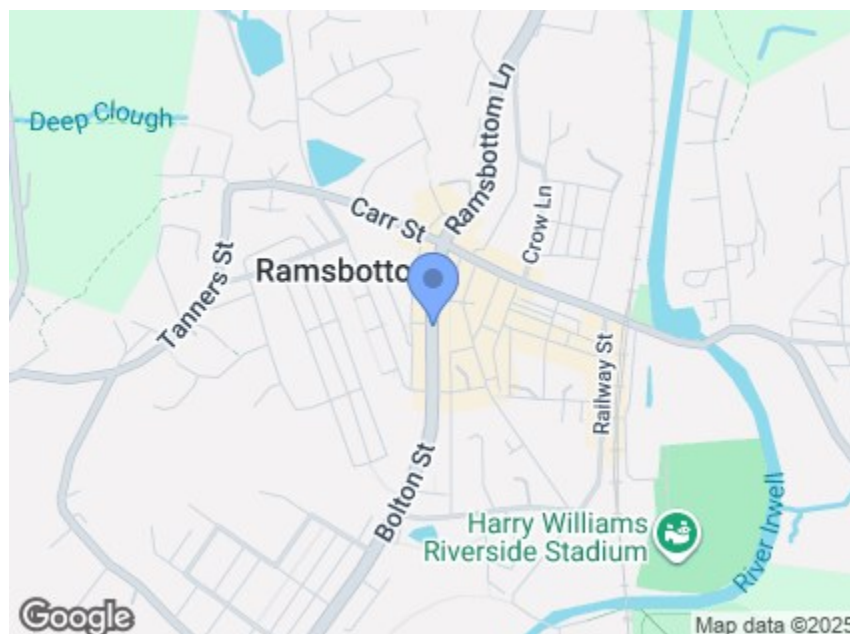


FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 111 m<sup>2</sup>/1,190 sq ft  
FIRST FLOOR: 72 m<sup>2</sup>/774 sq ft, SECOND FLOOR: 39 m<sup>2</sup>/416 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Directions

Postcode - BL0 9HX What three words -  
///denote.suggested.polishing

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

## 9 Bolton Street Ramsbottom, Bury, BL0 9HU Offers over £215,000



- Prominent commercial premises in the heart of Ramsbottom
- Separate kitchen and WC facilities to the rear of the property
- Total internal area of approximately 1,190 sq. ft across both floors
- Suitable for a wide variety of business uses and ventures
- Spacious ground floor retail/office area measuring over 43ft in length
- Two well-proportioned rooms on the first floor, ideal for offices, storage, or meeting space
- Prime position on Bolton Street with strong footfall and excellent visibility
- Convenient access to Bury, Manchester and the motorway network via the M66

Tel: 0161 959 0166

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# 9 Bolton Street

Ramsbottom, Bury, BL0 9HU

Located in the heart of Ramsbottom, 9 Bolton Street presents an excellent opportunity to acquire a versatile commercial premises, ideally positioned on one of the town's most well-known streets.

The ground floor offers a substantial open-plan retail/office area extending to over 43ft in length, providing ample space for a wide variety of business uses. To the rear, there is a separate kitchen and WC for staff facilities.

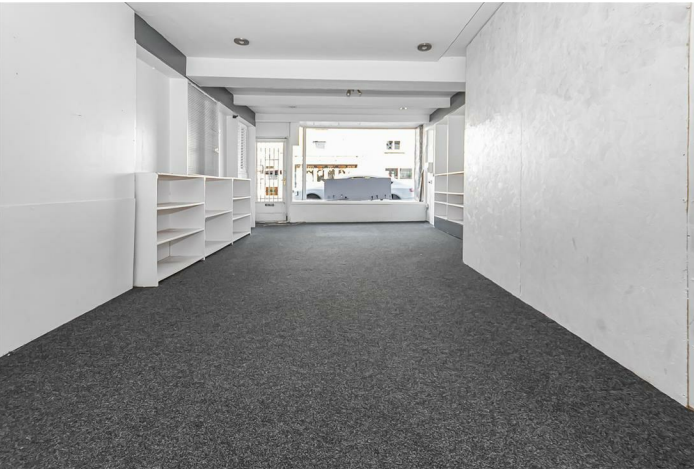
The first floor provides additional flexibility with two well-proportioned rooms that could be utilised as further office space, storage, or meeting rooms. In total, the property offers approximately 1,190 sq. ft across both floors. To the rear, a convenient parking space.

Ramsbottom is a thriving and highly desirable town, renowned for its strong community, independent shops, popular restaurants, and lively events throughout the year. Situated just north of Bury and with excellent links to Manchester via the M66 and local transport, Bolton Street benefits from a high level of passing trade and visibility, making it an attractive spot for both new and established businesses.

This is a rare opportunity to secure commercial space in such a sought-after location, with scope to adapt the premises to suit a variety of business ventures.

## Retail/ Office Area

43 x 14'6 (13.11m x 4.42m)



## Kitchen

5'11 x 9'6 (1.80m x 2.90m)



## WC

5'11 x 3'2 (1.80m x 0.97m)

## First Floor

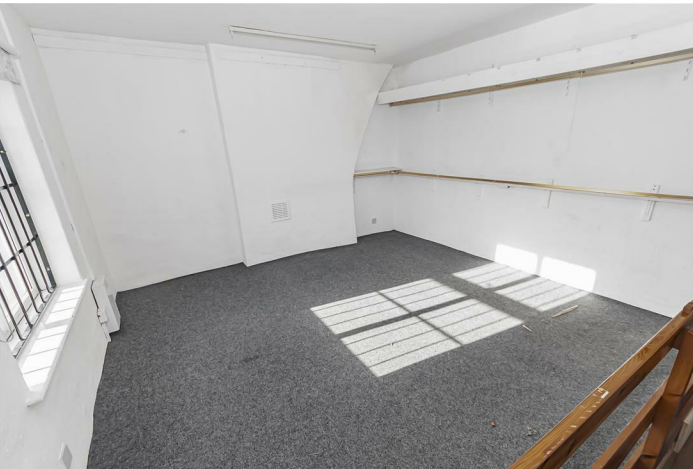
## Room One

13'6 x 15 (4.11m x 4.57m)



## Room Two

12'10 x 15 (3.91m x 4.57m)



## Car Parking Space

