

WALK THROUGH VIDEO AVAILABLE



Iconic Commercial Unit in the Heart of Ramsbottom. Suitable for a Variety of Purposes

44-48 Bolton Street

Ramsbottom, Bury, BL0 9HX

High Street Retail

TO LET

4,500 sq ft

(418.06 sq m)

- RAMSBOTTOM TOWN CENTRE
- 4500 Sq Ft
- ACCOMMODATION OVER THREE FLOORS
- SUITABLE FOR A VARIETY OF PURPOSES
- LANDLORD FLEXIBLE TO SIZE AND LAYOUT

Where your business belongs

44-48 Bolton Street, Ramsbottom, Bury, BL0 9HX

Summary

Available Size	4,500 sq ft
Rent	£4,000 per month
Business Rates	Upon Enquiry
VAT	Not applicable. We understand the property is not liable for vat.
EPC Rating	D

Description

Pearson Ferrier Commercial are delighted to be instructed to dispose of this impressive, approximate, 4500 sq ft 4 storey (including cellar) commercial premises located in a prime high street location in the centre of Ramsbottom.

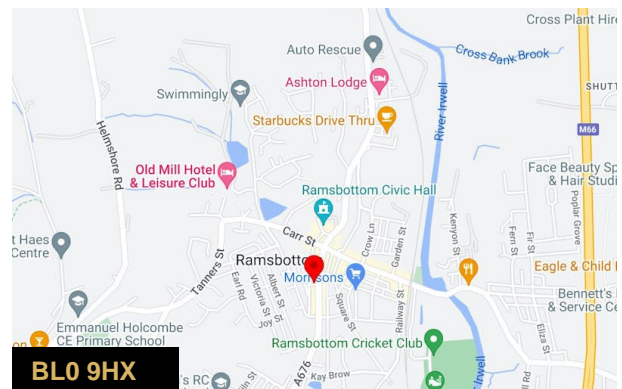
This is a rare opportunity to lease such a large premises with so many options for the lucky new tenant.

The property has been occupied for many years by a long-established furniture store (commercial use E) but would suit a variety of other businesses including but not limited to restaurant, bar (subject to change of use), retail, studio, gym etc.

The current layout consists of a large showroom area on the ground floor, a separate staircase to the first and second floors which provide further sales or admin area and access to a very usable cellar area with vaulted ceiling.

Location

Thriving Ramsbottom is located 1.5 miles from Junction 1 M66 and the Manchester motorway network. Manchester City Centre is approximately 14 miles away connecting Ramsbottom to the wider northwest. Manchester is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the Southeast.



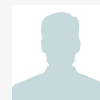
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