

Longden & Cook Real Estate Limited
Chartered Surveyors
Victoria Buildings
9-13 Silver Street
Bury
BL9 0EU

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www.longdencook.com

TO LET

Retail or office unit

63.5 sq m (684 sq ft) net



UNIT 4 PRINCES COURT, SILVER STREET, RAMSBOTTOM BL9 9BJ

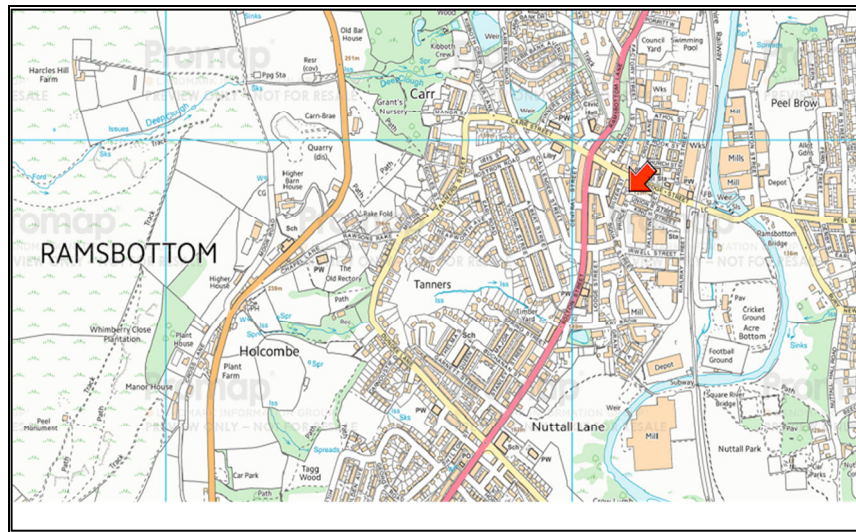
- Large open-plan retail or office unit forming part of high quality development
- Excellent location in the heart of the thriving Ramsbottom town centre
- On street parking directly opposite
- No business rates payable for qualifying businesses

Description

The property comprises a modern retail or office unit forming part of a high quality development of retail/commercial units and upper floor offices. It is of stone and concrete tile construction.

Location

Location is in the centre of Ramsbottom, a thriving market town with a population of about 18,000 residents situated 4 miles north of Bury.



The development is centrally located a short distance from the main high street and close to Morrisons and Tesco supermarkets.

Accommodation

Retail / Office unit 5.40m x 11.90m (maximum dimensions) with electrically operated perforated metal security shutter to shop front, recessed central front entrance and open-plan retail area,

Fitted kitchen

Unisex disabled toilet

Office with small storage area

Services

Mains water, electricity and drainage are connected.

Business Rates

Rateable Value £6,700.

Service Charge (Estimated)

There is an annual service charge which is currently £850 plus VAT per annum.

Buildings Insurance (estimated)

£320 per annum.

Terms

To let by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

Rent £13,000 plus VAT per annum.

Viewing

By appointment with this office or Elliot Shalom es@longdencook.com

Date: 7th October 2021

Ref: 20/A207

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