

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

T: 0161 737 0111



www.longdencook.com

TO LET

Office Space

86m² (925 sq ft)



SUITE 12 PRINCES COURT, SILVER STREET, RAMSBOTTOM BL9 9BJ

- Second Floor Offices
- Modern open office
- Lift
- Kitchenette, toilet, and shower
- One parking space
- Located within Ramsbottom Town Centre
- No business rates payable for qualifying businesses



Company No. 4623528
Registered in England & Wales
Registered Office: 9-13 Silver Street, Bury BL9 0EU

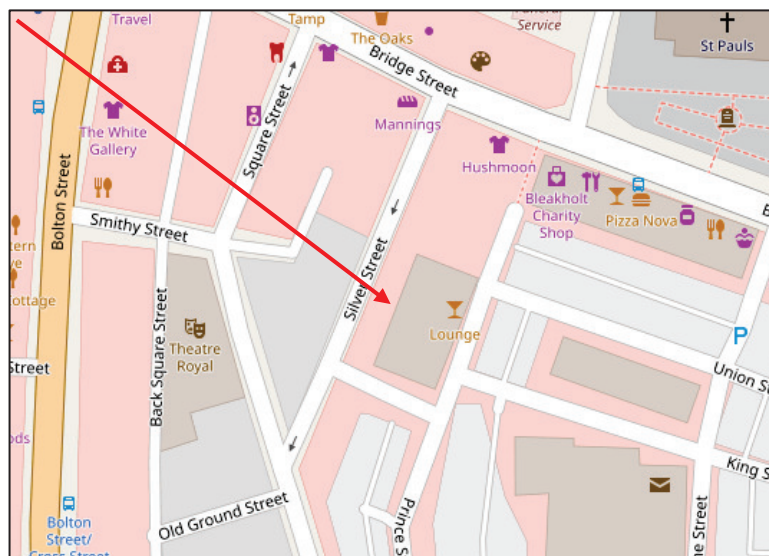
Description

The subject property is a modern office building with retail shops on the ground floor, and modern office space on the first and second floors.



Location

The property occupies a prominent position within Ramsbottom town centre.



Accommodation

The property comprises of an open office area (65m²), additional mezzanine space (65m²), that be used as office space or storage, kitchenette, toilet and shower.

Services

The property has electricity, mains water and drainage connected. These services have not been tested.

Business Rates

Rateable Value £8,800.

Use

Offices.

Terms

To let by way of a new effective full repairing and insuring lease for a minimum term of 3 years. The tenant is to be responsible for the internal maintenance and repair of the Unit. The landlord will be liable for the maintenance and repair of the internal common parts along with external structure and main roof via a service charge.

Rent

£14,000 plus VAT per annum billed monthly in advance

Service Charge

The unit sits within the property known as Princes Court. The anticipated service charge is £2,800 plus VAT per annum. This is in addition to the rent.

The service charge comprises a provision for external repairs; fire risk assessments; audit fees; management fees; and buildings insurance.

Viewings

By appointment with this office.

0161 737 0111

reception@longdencook.com

Date: July 2022

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