

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

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[www.longdencook.com](http://www.longdencook.com)

## TO LET

### Office Space

70m<sup>2</sup> (750 sq ft)



#### SUITE 8 PRINCES COURT, SILVER STREET, RAMSBOTTOM BL9 0BJ

- 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

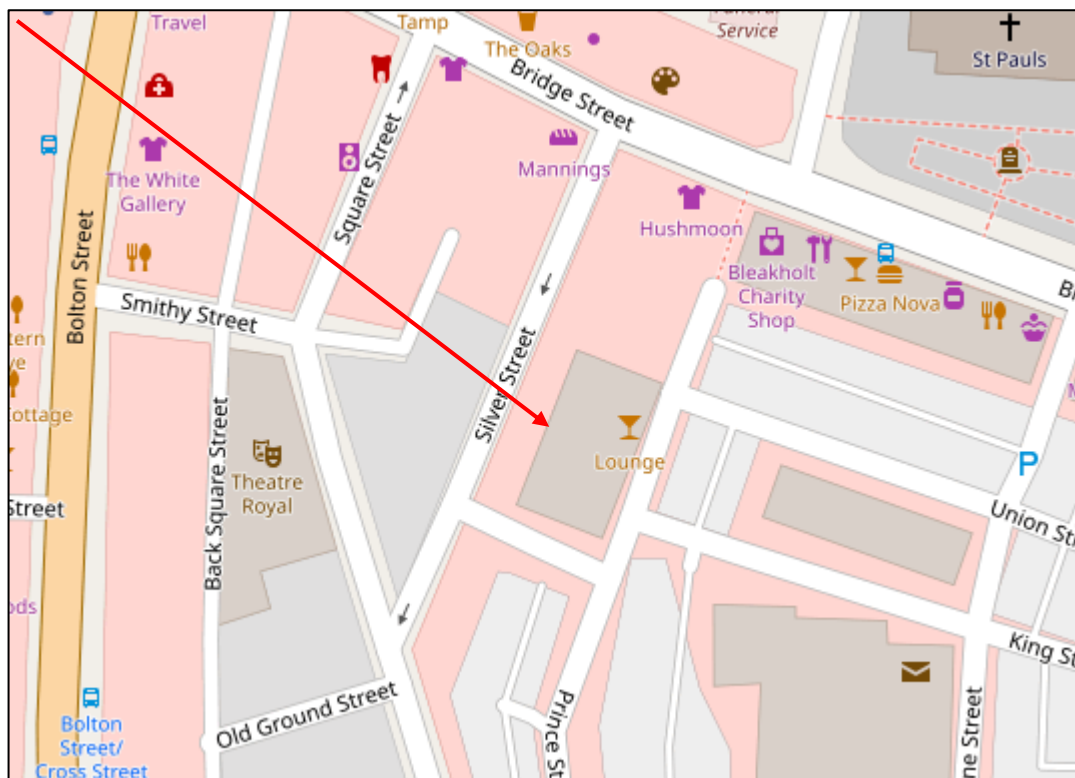
## Description

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, kitchenette, toilet, and separate shower.

## **Services**

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

## **Business Rates**

Rateable Value £7,300.

## **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**

£12,000 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 £2,500 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](mailto:reception@longdencook.com)

Date: July 2022

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