

## TO LET

### Commercial unit

**Ground Floor 55m<sup>2</sup> (589 sq ft)**

**First Floor (self-contained with rear access) 50m<sup>2</sup> (542 sq ft)**

**Available as a whole or as separate units**



### **6 Bolton Street, Ramsbottom BL0 9HX**

- Mid-terraced retail unit with self-contained upper parts
- Prime position in the centre of Ramsbottom
- Available for immediate occupation
- One parking space
- No business rates payable for qualifying businesses

## **Description**

The subject property is a two-storey mid-terrace building of stone construction under a pitched flagstone covered roof. The ground floor is arranged as a pharmacy shop with a small examination room and toilet at the rear.

The first floor is accessed via steps at the rear off Central Street and comprises two rooms, brew area and toilet.

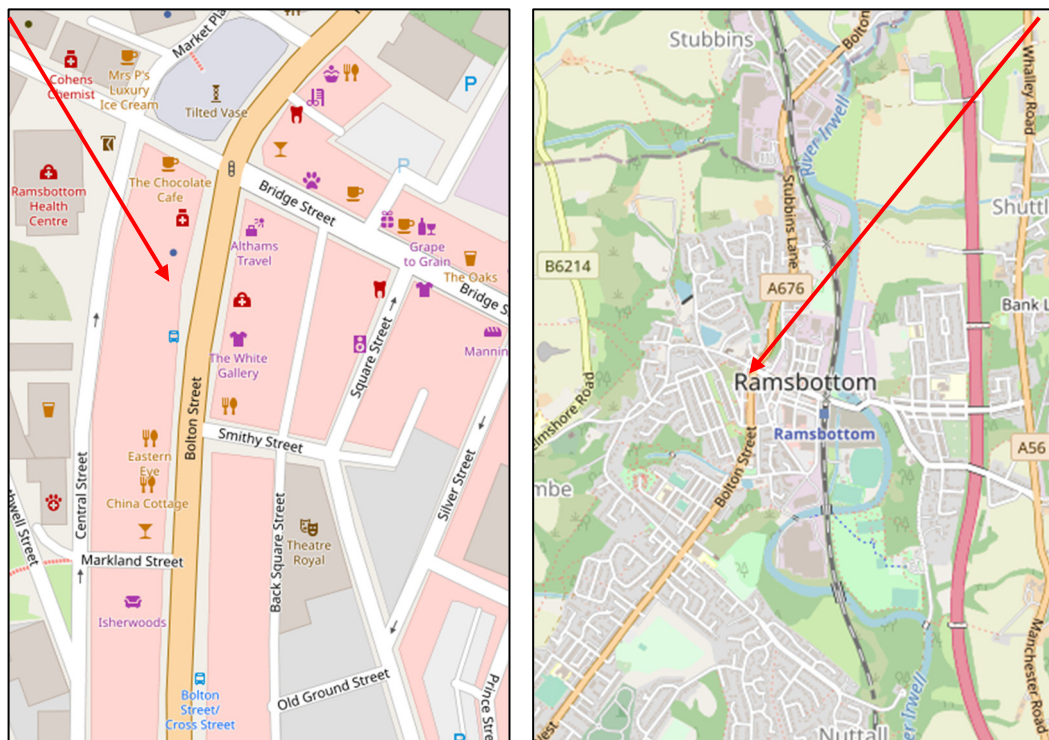
There is a parking space behind the property.

## **Location**

The property occupies a prominent position within a parade of shops on Bolton Street, Bury. Ramsbottom is a small market town with a population of approximately 20,000 inhabitants situated four miles north of Bury, some 13 miles from the City Centre. It is served by the A676 and A58 roads, together with the M66 motorway which connects with the M62 at Whitefield and the M65 west of Burnley.

The town has a small industrial base and over the last 30 years or so has developed as a dormitory town for commuters into Bury, Bolton and Manchester. The East Lancs Railway running through Ramsbottom between Bury and Rawtenstall has assisted in developing a small tourist trade. There are numerous small shops in the town centre, together with larger supermarkets.

The property occupies a prominent position in the town centre near the junction of Bolton Street (A676) and Bridge Street.



## **Services**

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

## **Business Rates**

Rateable Value:

Ground Floor - £12,500

First Floor - £3,900

## **Use**

The property has Class E use and can be used as general retail and offices.

## **Terms**

To let by way of a new full repairing and insuring lease for a minimum term of 5 years. The tenant is to be responsible for the internal maintenance and repair of the Unit to include the shopfront.

## **Rent**

Whole unit - £26,000 plus VAT per annum

Ground Floor only - £22,000 plus VAT per annum

First Floor only - £5,000 plus VAT per annum

## **Viewings**

By appointment with this office.

0161 737 0111

[reception@longdencook.com](mailto:reception@longdencook.com)

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Longden and Cook Real Estate Ltd  
Victoria Buildings  
9-13 Silver Street  
Bury BL9 0EU

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