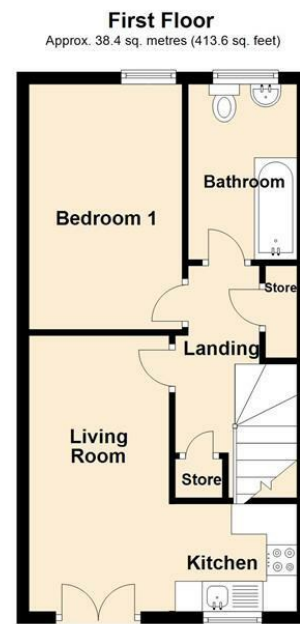
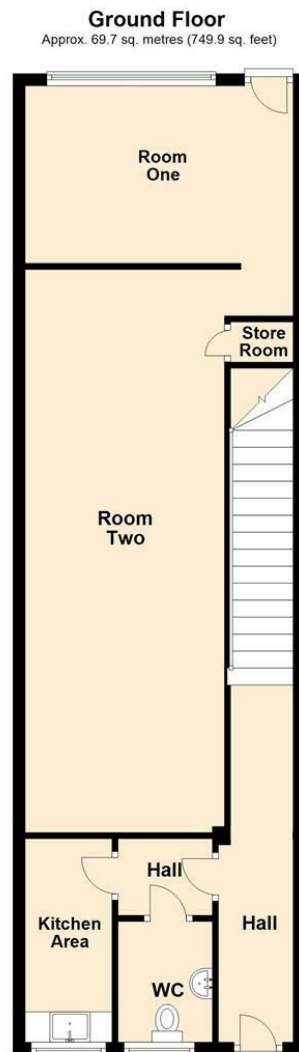




# CHARLES LOUIS

COMMERCIAL



Total area: approx. 108.1 sq. metres (1163.5 sq. feet)



### Directions

Location The discussed property is situated on Bolton Street in central Ramsbottom, Greater Manchester. Ramsbottom is a busy hub of independent shops, such as cafes, bars and restaurants with a attractive draw for residential interest. Being on the same major street as our offices, we have seen demand and footfall increase since COVID-19 restrictions have eased. The A56, linking the town with M66, M60 and M56 Main motorways highlights the prime location for commuting to Manchester city centre, Blackburn and beyond.

**7 Bolton Street**  
 Ramsbottom, Bury, BL0 9HU  
**Asking price £275,000**

- Substantial Stone Built Property, Sold With Tenant In Situ
- Commercial Premises On Ground Floor With Self-Contained Flat Above
- Off Road Parking To Rear Of Property
- Prime Location, Based In The Heart Of Ramsbottom
- Ideal Opportunity For Commercial Investors
- Renovated Throughout To A High Standard
- Located On A Major High Street, Close To Local Transport & Motorway Links
- A Must See!!! To Appreciate Location & Standard Of Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# 7 Bolton Street

Ramsbottom, Bury, BL0 9HU

**\*\*A MUST SEE!!!\*\*FANTASTIC INVESTMENT OPPORTUNITY\*\*SOLD WITH TENANT IN SITU\*\*LOCATED IN HEART OF RAMSBOTTOM TOWN CENTRE\*\*\* Charles Louis Commercial Agents are pleased to welcome to the market this stone built commercial property, located in the heart of Ramsbottom Town Centre.**

The property is set over two storeys. Ground floor retail and on the first floor is a one bedroom apartment, benefiting from gas central heating, double glazing throughout and French doors in the living space, leading to an outside terrace. The property is sold with a tenant in situ for accommodation above, the commercial tenant is currently serving as a photography studio.

From an investment viewpoint, current tenants have been in situ since 2020. The commercial tenant is being charged £9,000.00 per year and the residential tenant is being charged £5,200.00 per year. Copies of the commercial lease and assured shorthold tenancy are available to view on successful viewing of the premises and at the current vendors approval. Viewing Essential.

Total Sq Foot: 1,162 Approximately

EPC (C) - 7 Bolton Street

EPC (C) - 7a Bolton Street

## Retail Ground Floor

Approx 749.9 Sq Ft Total Area (Maximum Measurements)



## Alternative View



## First Floor Flat

Approx 413.6 Sq Ft Total Area (Maximum Measurements)

### Living Accommodation

14'11 x 7'7 (4.55m x 2.31m)



## Kitchen

5'10 x 6'7 (1.78m x 2.01m)



## Bedroom

13'3 x 8'3 (4.04m x 2.51m)



## Bathroom

9'6 x 5'11 (2.90m x 1.80m)



## Outside Parking

