



# CHARLES LOUIS

COMMERCIAL

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GROSS INTERNAL AREA  
TOTAL: 87 m<sup>2</sup>/939 sq ft  
FLOOR 1: 35 m<sup>2</sup>/380 sq ft, FLOOR 2: 36 m<sup>2</sup>/387 sq ft  
FLOOR 3: 16 m<sup>2</sup>/172 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

Location Ramsbottom is a busy hub of independent shops, such as cafes, bars and restaurants with attractive draw for residential interest. Being close to the corner of Square Street, leading to Bridge Street - a major high street, 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 Square Street Ramsbottom, Bury, BL0 9BE Price guide £195,000

- Centre Of Ramsbottom Location
- Converted To A High Standard
- Potential To Re-Develop Into Live & Work Space / Residential Use, Subject To Planning
- Great Investment Opportunity
- Stone Built Character Property
- Currently Used As Creative Office Space
- Sold With Vacant Possession
- Underfloor Heating

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 7 Square Street

Ramsbottom, Bury, BL0 9BE

Charles Louis Commercial Agents are excited to welcome to the market this stone built commercial property, located in the heart of Ramsbottom Town Centre. The property is set over a Ground Floor, First Floor main office and a Mezzanine Floor.

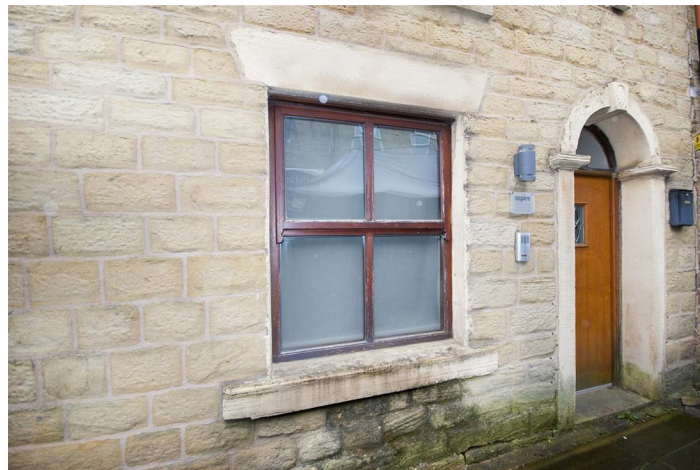
Currently used as a creative workspace, thanks to its residential conversion this will be ideal for an business services company growing in the area, or looking to expand territory with a regional base or even utilise as a live and work hub (subject to planning permissions) offering a welcome alternative from residential bedroom to office conversions.

The property also features a gas boiler, underfloor heating, security shutters and was granted A2 Financial and Professional Services use by Bury Council for the ground floor in 2008 (Reference: 50340) and in 2011 for the first floor (Reference: 53976) - now defined as E(c)(ii) as per Planning Portal re-categorisation.

All current and future planning enquiries should be presented to Bury Council by the prospective buyers.

This opportunity in Ramsbottom doesn't come up often and early viewings are highly recommended.

## External View



## Ground Floor 1



## Ground Floor 2



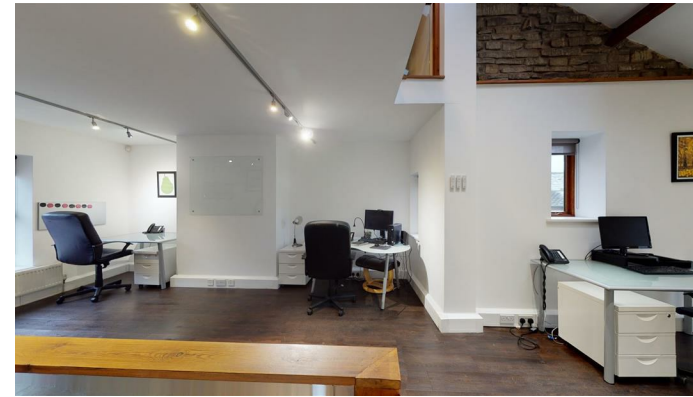
## Kitchen



## Bathroom



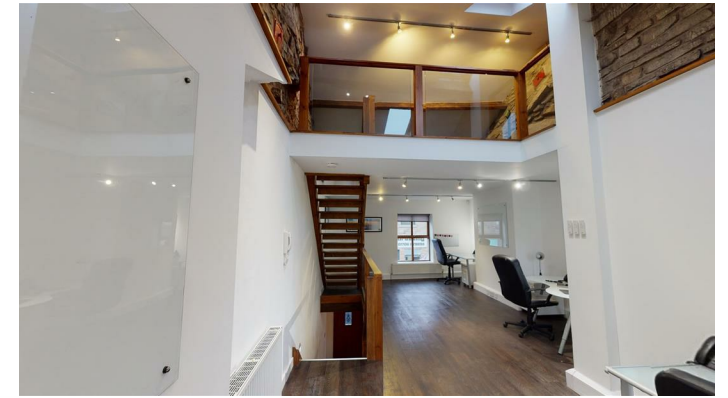
## First Floor - View 1



## First Floor - View 2



## First Floor - View 3



## Mezzanine Viewpoint

