

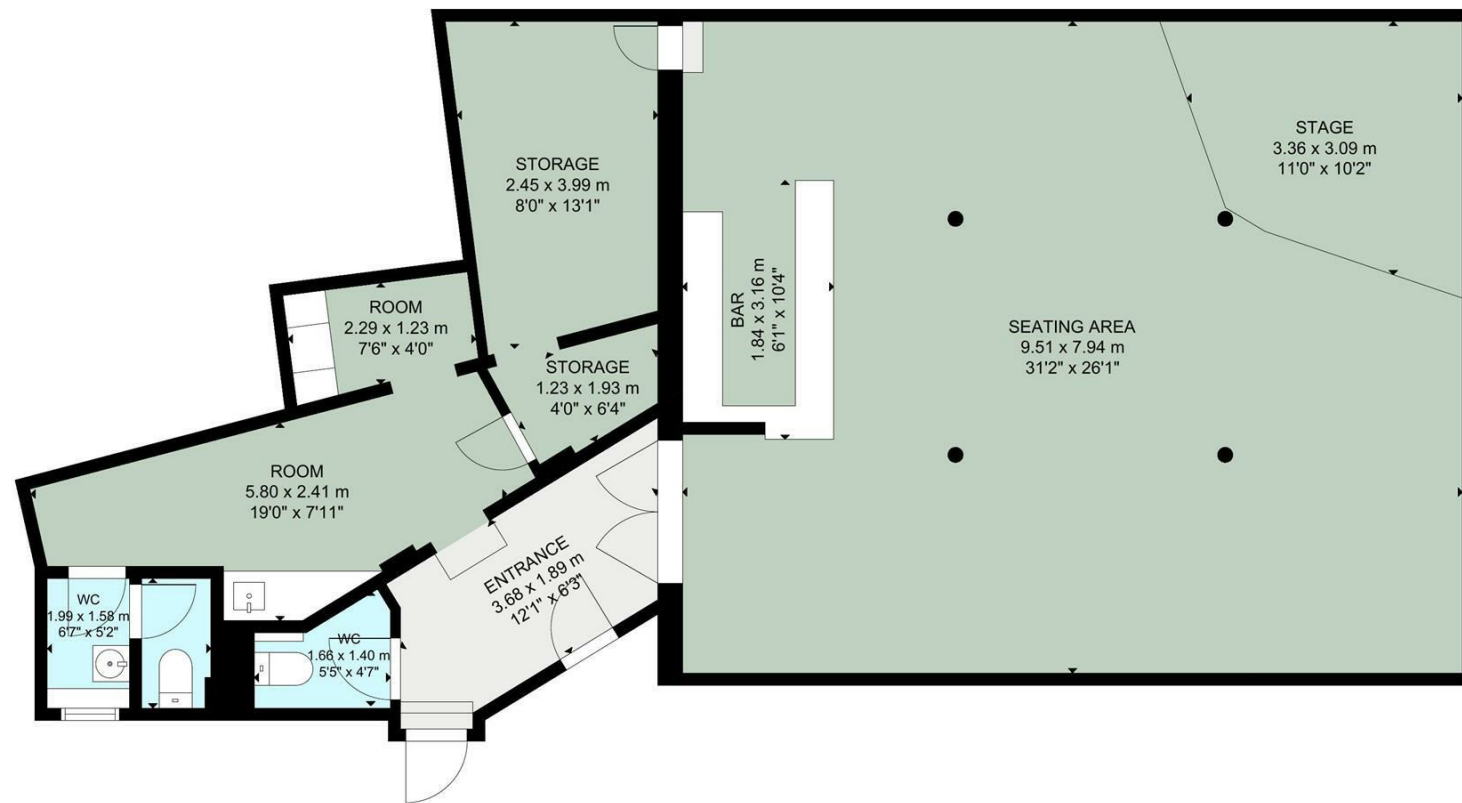


Charles Louis Commercial  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

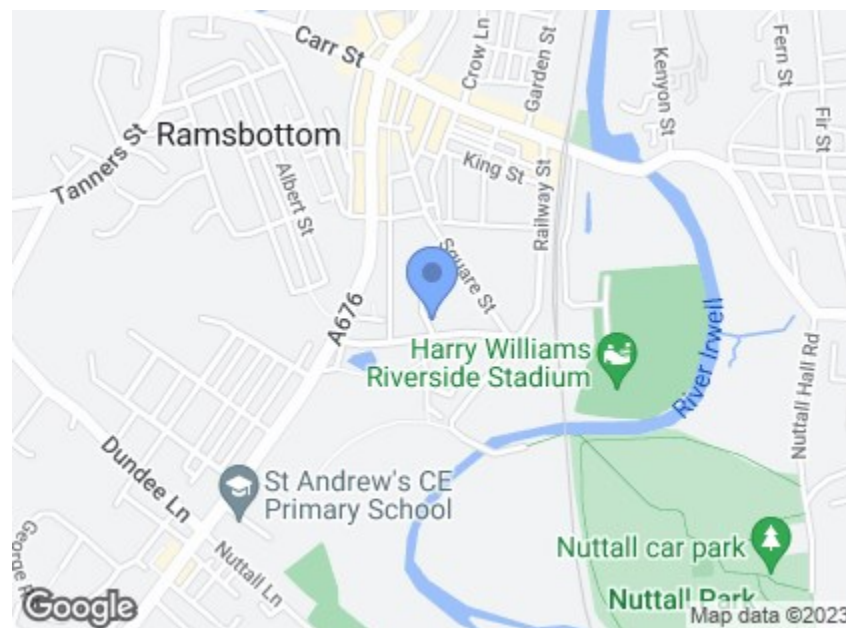
# CHARLES LOUIS

COMMERCIAL

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GROSS INTERNAL AREA  
TOTAL: 117 m<sup>2</sup>/1,254 sq ft  
FLOOR 1: 117 m<sup>2</sup>/1,254 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 a attractive draw for residential interest. Being in the same town 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.



## 5b Kay Brow

Ramsbottom, Bury, BL0 9AY

**£140,000**

- Ideal Opportunity For Commercial Investors
- Parking On Site And In Central Ramsbottom
- Located On A Major High Street, Close To Local Transport & Motorway Links
- A Must See To Appreciate Location
- Tenant In Situ
- EPC - N/A

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.

# 5b Kay Brow

Ramsbottom, Bury, BL0 9AY

**\*\*A MUST SEE!!!\*\*FANTASTIC INVESTMENT OPPORTUNITY\*\*SOLD WITH TENANT IN SITU\*\***

**LOCATED IN HEART OF RAMSBOTTOM\*\*\***

Charles Louis Commercial Agents are pleased to welcome to the market this commercial unit, located in the heart of Ramsbottom Town Centre.

This unit is set over one storey and the Ground floor the commercial tenant is currently serving as a bar.

From an investment viewpoint, current tenants have been in situ since 2019. The commercial tenant is being charged £500 per calendar month and is on a fresh lease arrangement from 2022. Copies of the commercial lease are available to view on successful viewing of the premises and at the current vendors approval. Viewing Essential.

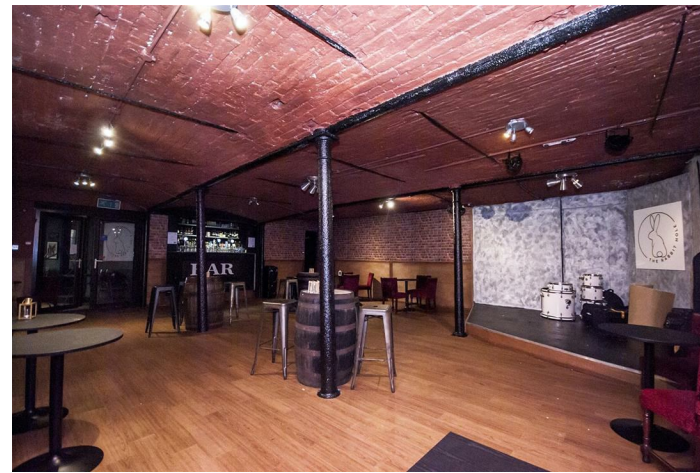
Total Sq Foot Approximate: 1,254

EPC - N/A

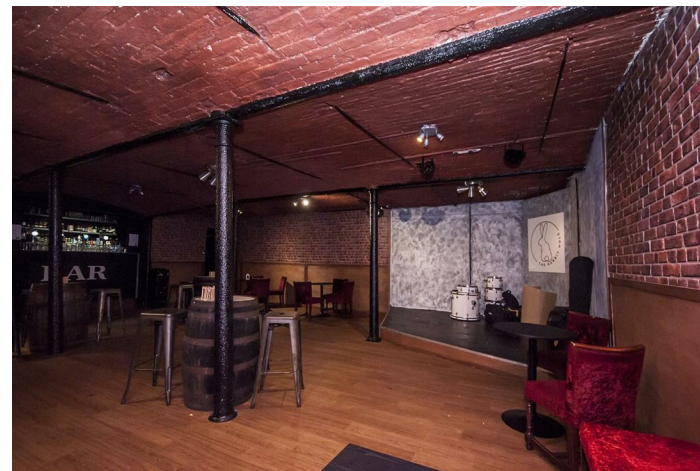
## External 1



## Interior 1



## Interior 2



## Interior 3



## Interior 4



## Interior 5

