



Charles Louis Commercial
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

C O M M E R C I A L

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Directions

The discussed property is situated in a prime corner position on Bolton Street in central Ramsbottom, Greater Manchester. Ramsbottom is a busy hub of independent shops, such as cafes, bars and restaurants with an attractive draw for residential interest. 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.

4a Bolton Street
Ramsbottom, Bury, BL0 9HX
£995 Per month

- Water, Electric & Business Rates Included
- Based In The Heart Of Ramsbottom
- Landlord Seeking Long Term Tenant
- Ideal For Professional Services
- Situated On A Busy Main Crossroads
- First Floor Commercial Unit Available Now
- Opportunity Not To Be Missed
- EPC - D

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.

4a Bolton Street

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Charles Louis Commercial Agents are pleased to present to the market, upstairs office space ready for a new tenant. This ideally located first floor, corner unit on the busy Bolton Street in the heart of Ramsbottom is best suited as an office, suiting professional services, as our own Charles Louis Group operate primarily on the ground floor. This main office space seats 8-10 people comfortably.

Fitted with electric and water utilities, the property currently has an open plan office space, shared private meeting room, staff kitchen with sink and a W/C.

Approximate Max Area Measurements

Main Office Space 300 square ft

Shared Meeting Rooms 197.9 square ft

Communal Kitchen 22.6 square ft

Communal W/C 22.71 square ft

Rent

The space is being offered at £995 p/cm with water, electric and business rates included with the length of lease, along with commencement date to be discussed. Please note WIFI for the tenant will have to be sourced separately.

External



Internal 1



Internal 2



Internal 3



Internal 4



Internal 5



Internal 6



Internal 7



Internal 8



Internal 9



Views

