



Charles Louis Commercial

4 Bolton Street

Ramsbottom

Bury

BL0 9HX

# CHARLES LOUIS

C O M M E R C I A L

Email : enquiries@charleslouiscommercial.co.uk

Phone : +44 161 959 0166

www.charleslouiscommercial.co.uk



## 33 Bolton Street

Ramsbottom, Bury, BL0 9HU

**Price guide £320,000**



**\*\*A MUST SEE!!!\*\*FANTASTIC INVESTMENT OPPORTUNITY\*\*SOLD WITH NO CHAIN\*\*LOCATED IN HEART OF RAMSBOTTOM TOWN CENTRE\*\*\* Charles Louis 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 three storeys The property would suit a variety of uses, subject to planning. Viewing essential to appreciate size, location and condition of property.



## Ground Floor

Access to first floor & Lower Ground Floor, with small storage room

Room One 31'7 x 18'0 (9.63m x 5.49m)

Room Two 7'2 x 5'9 (2.18m x 1.75m)

## Lower Ground Floor

Room One 4'11 x 12'10 (1.50m x 3.91m)

Room Two 12'3 x 9'11 (3.73m x 3.02m)

Room Three 12'5 x 16'10 (3.78m x 5.13m)

Kitchen 15'3 x 5'4 (4.65m x 1.63m)

WC 6'7 x 4'1 (2.01m x 1.24m)

## First Floor

### Hallway

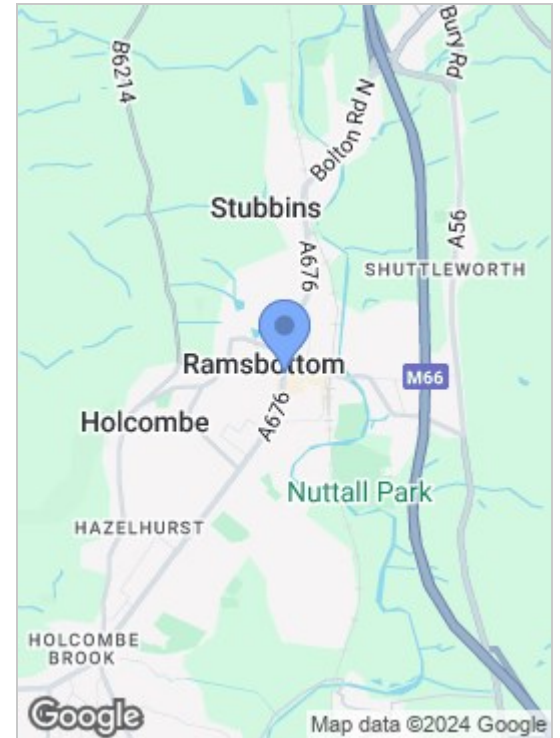
Room One 18'8 x 17'9 (5.69m x 5.41m)

Room Two 10'5 x 5'7 (3.18m x 1.70m)

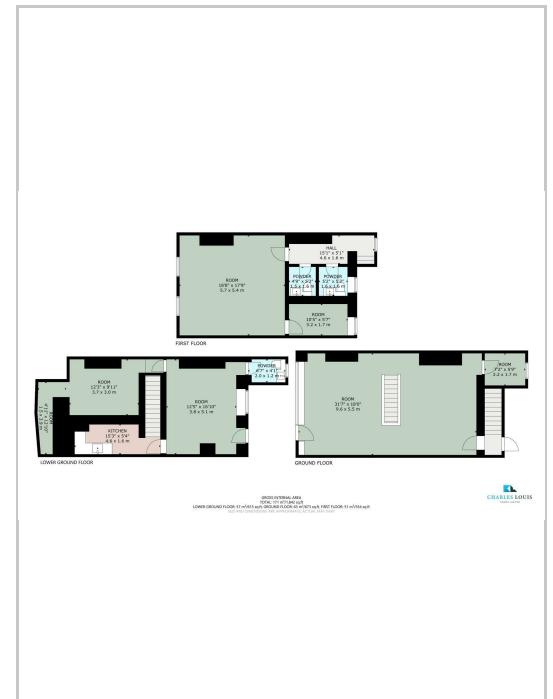
WC 4'9 x 5'2 (1.45m x 1.57m)

WC 5'2 x 5'2 (1.57m x 1.57m)

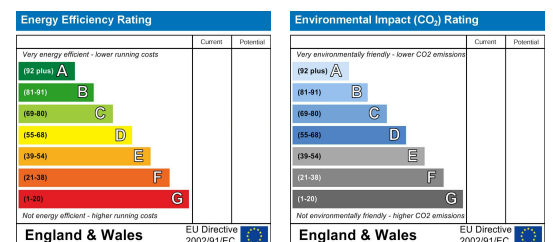
## Area Map



## Floor Plan



## Energy Efficiency Graph



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.