



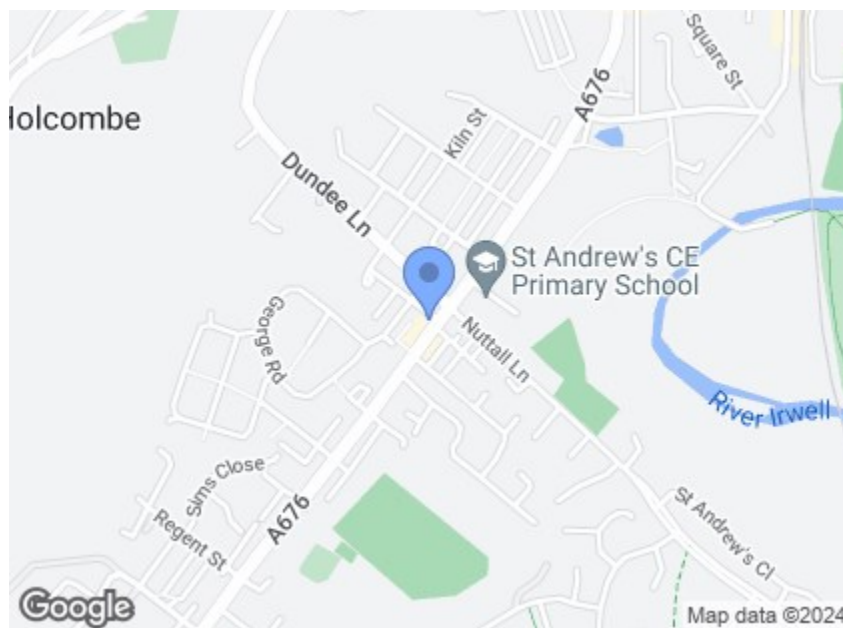
# CHARLES LOUIS

COMMERCIAL

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GROSS INTERNAL AREA  
TOTAL: 371 m<sup>2</sup> / 3,996 sq ft  
BARBERS - GROUND FLOOR: 120 m<sup>2</sup> / 1,290 sq ft, ACCOUNTANTS - GROUND FLOOR: 62 m<sup>2</sup> / 672 sq ft  
DANCE STUDIO - FIRST FLOOR: 189 m<sup>2</sup> / 2,034 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

The property is situated close to the end of Bolton Road West, following on to Bolton Street, Ramsbottom. This is one of the major commuter roads leading to the centre of Ramsbottom. It benefits from a prominent busy main road location.

8-10 Bolton Road West  
Ramsbottom, Bury, BL0 9ND

Asking price £650,000

- Ideal Opportunity For Commercial Investors & Developers
- Income Producing £40,200 Per Annum
- Side Street Parking Close-By
- Potential For Conversions, Subject To Planning
- Close To The Retail Centre Of Ramsbottom

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.



# 8-10 Bolton Road West

## Ramsbottom, Bury, BL0 9ND

Charles Louis Commercial Agents are excited to welcome to the market this leasehold, commercial property, located a short distance from Ramsbottom town centre.

The premise set over three storeys. a basement used for storage accessed from one of the ground floor tenants, with a ground floor split into 2 units (accounting business & barbers) and first floor currently used as an open plan dance studio.

The property is sold with tenants in situ and only becoming available for sale as the current landlords other business commitments mean they wish to focus on other projects. Thanks to its size, prominent busy main road prominent location and multiple tenants, this would be ideal for a commercial investor or commercial developer to acquire, as this offers great potential for investment or potential conversions, subject to planning permissions.

### Existing Leases

All 3 tenants are on a rolling lease at present, with new, longer leases to be arranged by the incoming purchaser

### Rental Income

Please be advised the rental income is currently £36,204 and increases to £40,200 from 1st may 2025

### Rates

According to the Valuations Office Agency (VOA) 10 Bolton Road West has a current rateable value of £7,000.

There is no record for the units 8 or 8a & 10a Bolton Road West.

### VAT

We are advised that these premises are not elected for VAT and therefore VAT will not apply to the purchase price.

### Legal Costs

Each party to be responsible for their own legal costs in the transaction.

### EPC

An EPC is in the process of being commissioned.

Total Approximate Sq Ft: 3,996

External 1



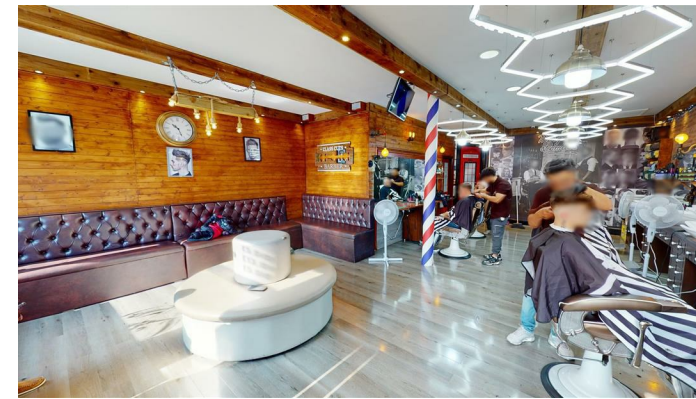
External 2



External 3



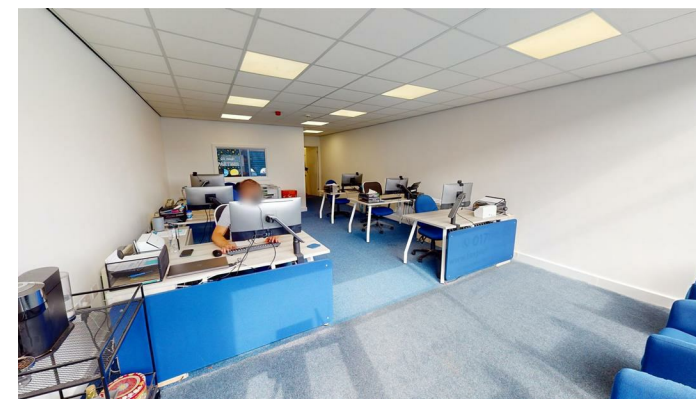
Internal 1



Internal 2



Internal 3



Internal 4



Internal 5



Internal 6



Internal 7

