



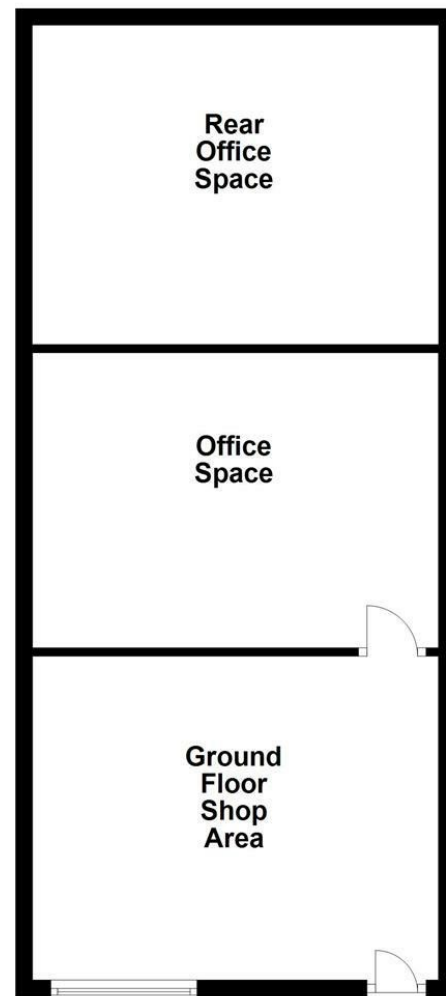
Charles Louis Commercial
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

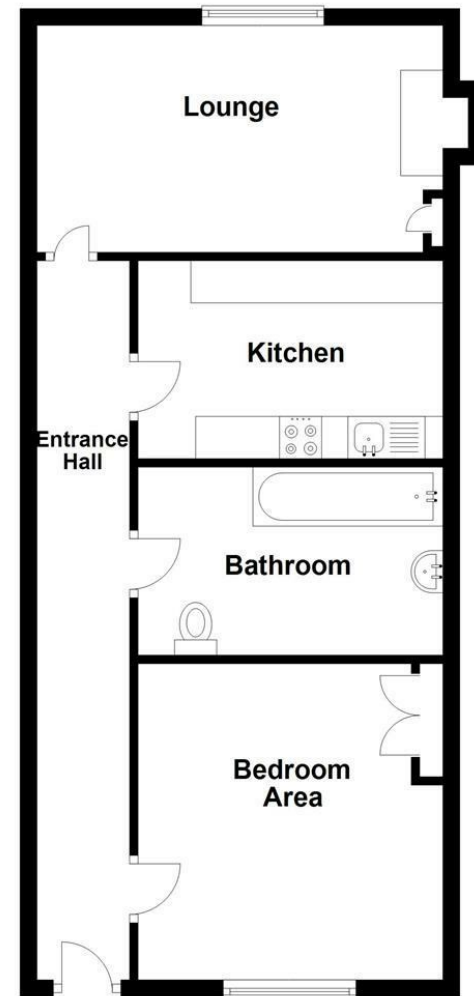
COMMERCIAL

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Ground Floor



First Floor



Directions

Location The discussed property is situated on Bolton Street in Ramsbottom, Greater Manchester. Ramsbottom is a busy hub of independent shops, such as cafes, bars and restaurants with an attractive draw for residential interest. Bolton Street is one of the major roads coming into Ramsbottom. 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.

18 Bolton Street
Ramsbottom, Bury, BL0 9HX
Price £210,000

- Ideal Opportunity For Mixed Use Investors
- Commercial Premises On Ground Floor With Self-Contained Flat Above
- Off Road Parking To Rear Of Property
- Located On A Major High Street, Close To Local Transport & Motorway Links
- High Street Property, Sold With Tenant In Situ
- Prime Location, Based In The Heart 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.

18 Bolton Street

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****A MUST SEE!!!**FANTASTIC INVESTMENT OPPORTUNITY**SOLD WITH TENANT IN SITU**LOCATED IN HEART OF RAMSBOTTOM TOWN CENTRE*****

Charles Louis Commercial Agents are pleased to welcome to the market this charming mixed use investment property, located in the heart of Ramsbottom Town Centre.

The property is set over three storeys. Lower ground floor cellar, ground floor retail and on the first floor is a one bedroom apartment, benefiting from gas central heating, double glazing throughout. The property is sold with a tenant in situ for accommodation above, the commercial tenant is currently serving as a jewellers.

We understand the apartment is currently producing £5,400 per annum on a periodic tenancy.

We understand the commercial premises is producing £9,360 per annum.

Copies of the commercial lease and assured shorthold tenancy are available to view on successful viewing of the premises and at the current vendors approval. Viewing Essential.

Total Sq Foot: Approx 1,184 square foot

EPC (TBC) - Commercial Ground Floor
EPC (D) - Residential Flat

PLEASE NOTE THIS IS SOLD AS ONE SALE BUT HAS 2 SEPERATE ADDRESSES AND TITLES;

Commercial: 18 Bolton Street, Ramsbottom, Bury BL0 9HX
Residential: 17 Central Street, Ramsbottom, Bury BL0 9AF

The Property is Sold with No VAT.

Front (External)



Rear (External)



Lower Ground Floor Cellar

Ground Floor Shop Area

15'89 x 12'75 (4.57m x 3.66m)



Alternative View



Ground Floor Office Space

16'24 x 11'60 (4.88m x 3.35m)



Ground Floor Rear Office Space

14'75 x 12'50 (4.27m x 3.66m)

First Floor Living Room

15'75 x 12'94 (4.57m x 3.66m)



First Floor Bedroom One

12'42 x 10'77 (3.66m x 3.05m)



First Floor Kitchen

12'54 x 7'81 (3.66m x 2.13m)



First Floor Bathroom

10'79 x 7'27 (3.05m x 2.13m)



Courtyard

