

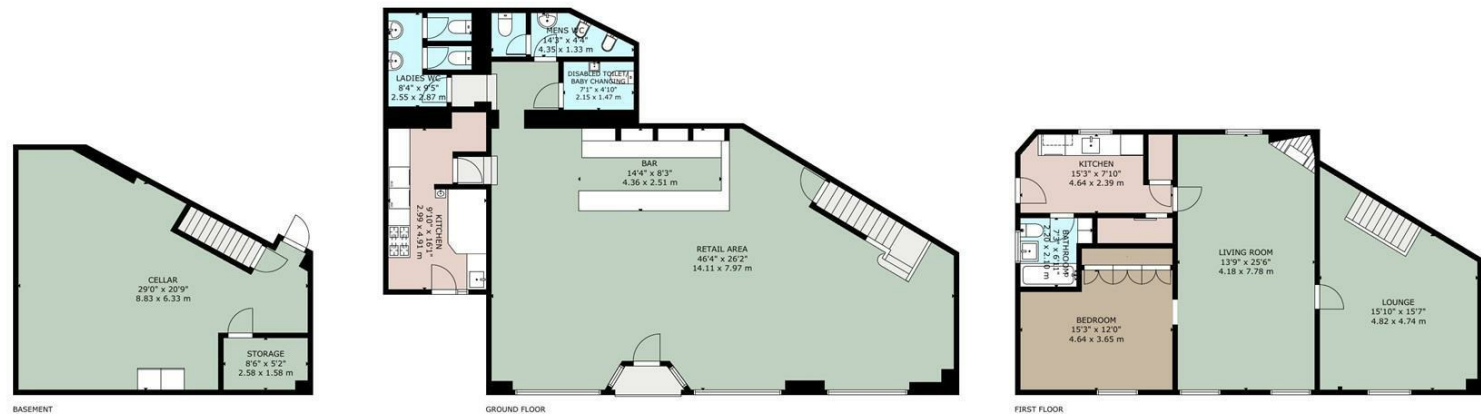


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

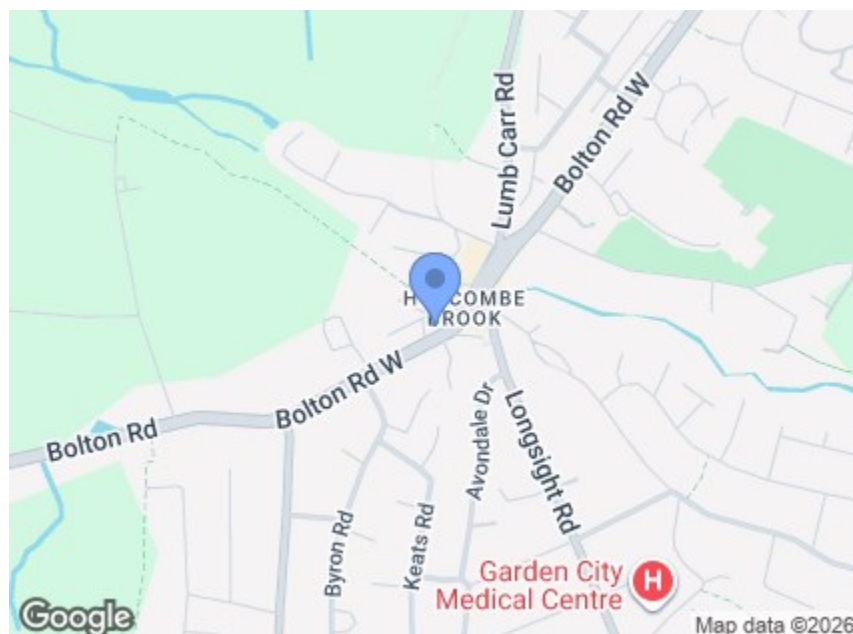
CHARLES LOUIS

HOMES LIMITED

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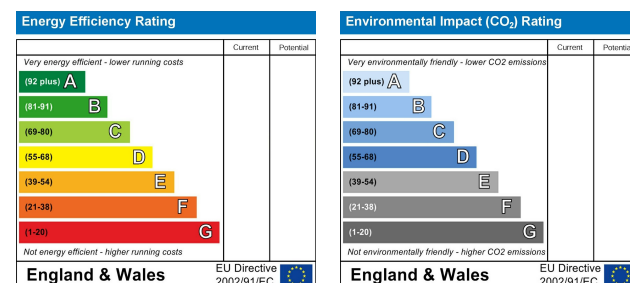


GROSS INTERNAL AREA
TOTAL: 291 m²/3,122 sq.ft
BASEMENT: 53 m²/568 sq.ft, GROUND FLOOR: 141 m²/1,515 sq.ft, FIRST FLOOR: 97 m²/1,039 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9RY What3words -
///reserving.retire.rubble



402-404 Bolton Road West
Ramsbottom, Bury, BL0 9RY

Price £400,000



- Substantial mixed-use commercial premises in a prime Ramsbottom location
- Large open-plan ground floor trading area with central bar (approx. 1,515 sq.ft)
- Basement level (approx. 568 sq.ft) ideal for storage/cellar use
- Prominent position on Bolton Road with high visibility and footfall
- Currently operating as a bar/restaurant with established layout
- Fully fitted commercial kitchen and customer WC facilities
- Self-contained first floor residential accommodation (approx. 1,039 sq.ft)
- Suitable for a variety of commercial uses (STPP) with income potential from residential element

402-404 Bolton Road West Ramsbottom, Bury, BL0 9RY

Charles Louis Homes are delighted to bring to market this substantial and versatile commercial premises, prominently positioned on Bolton Road in the heart of Ramsbottom. Currently operating as a well-presented bar and restaurant, the property offers an excellent opportunity for owner-occupiers or investors seeking a ready-to-trade hospitality venue or a flexible commercial space with further potential.

The ground floor provides a spacious and characterful open-plan retail/bar area extending to approximately 1,515 sq.ft, centred around a fitted bar and offering ample seating capacity. Supporting the main trading space is a fully equipped commercial kitchen along with male, female and accessible WC facilities, ensuring the premises is well suited for continued food and beverage use.

A large basement level (circa 568 sq.ft) offers valuable additional space ideal for storage, cellar use or ancillary operations, enhancing the overall functionality of the building.

To the first floor, a self-contained residential element (approximately 1,039 sq.ft) provides generous living accommodation comprising a lounge, living room, kitchen, bedroom and bathroom. This offers excellent flexibility for owner occupation, staff accommodation or potential rental income, subject to any necessary consents.

Occupying a prominent roadside position within a busy and popular location, the property benefits from strong passing footfall and excellent visibility, surrounded by a mix of independent businesses, eateries and residential dwellings.

Overall, this is a rare opportunity to acquire a sizeable mixed-use premises in a thriving Ramsbottom location, offering immediate trading capability alongside longer-term asset potential.

