

£145,000
Leasehold



Whitefield INSURANCE SERVICES LTD

MOTOR INSURANCE
www.whitefieldinsurance.co.uk
ALL TYPES OF INSURANCE COVERED
BUSINESS PROPERTY PROFESSIONAL INDEMNITY
MOTOR TRADE TRUCKS OFFICE
CAR INSURANCE VAN & LCV TRAVEL INSURANCE
HIGH NET WORTH HOME PROPERTY OWNERS

JONSIMON
ESTATE AGENTS

JONSIMON
ESTATE AGENTS



Features

- Commercial Ground Floor Premises
- Off Road Parking To Front Of Property
- Two Large Separate Offices
- Located On A Major High Street, Close To Local Transport & Motorway Links
- Sold With No Onward Chain
- Prime Location, Based In The Heart Of Ramsbottom Close To Holcombe Brook
- Kitchen & WC
- Ideal Opportunity For Mixed Use Buyers
- Electric Roller Shutter
- Viewing highly recommended and strictly by appointment only

Summary of Property

JonSimon Estate Agents are excited to the market this shop premises located on a very popular road leading into Ramsbottom town centre and out toward Holcombe Brook/Greenmount. The property is double fronted and has allocated parking facilities to the front. The accommodation briefly comprises; main front office with access to a decent sized cellar, rear office and small kitchen area and WC. There is an enclosed rear yard with wc/outhouse. There is the usual benefits of UPVC double glazed windows and electric heating.

This is an ideal opportunity for someone looking to expand their business or start a new business in the thriving town of Ramsbottom. The premises could be used for a variety of uses including treatment rooms, offices, beauty, retail etc. Viewings strictly by appointment only via our Ramsbottom team.

Location: The property is located on Bolton Road West in Ramsbottom close to other commercial premises and residential homes.

Business Rates: £3450.00

Ground Floor Size - Approx. 478.77 SQ FT 44.48 SQ M

Legal Costs - Each party is responsible for their own legal costs.

The Property is Sold with No VAT.

Local Authority
Bury Council

Room Descriptions

Ground Floor

Main Office

4.73m x 4.49m (15' 6" x 14' 9") UPVC double glazed windows and UPVC double glazed front door, power points, electric wall mounted heater, ceiling points and access to the cellar.

Second Office

4.97m x 3.62m (16' 4" x 11' 11") UPVC double glazed rear window, power points and ceiling points.

Kitchen

2.11m x 1.81m (6' 11" x 5' 11") UPVC double glazed side window and UPVC double glazed back door, base units were complimentary worksurface, single sink unit with

drainer, power points and ceiling point.

Guest WC

1.78m x 0.82m (5' 10" x 2' 8") Low level WC, wash hand basin, extractor unit, ceiling point and UPVC double glazed side window.

Outside

Yard & Parking

Enclosed rear yard with gated access to the rear. Outside stone outhouse with wc.

Off road parking to the front for one vehicle. Electric roller shutter, flagged pathway and ramp.



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.