

£260,000
Leasehold



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Features

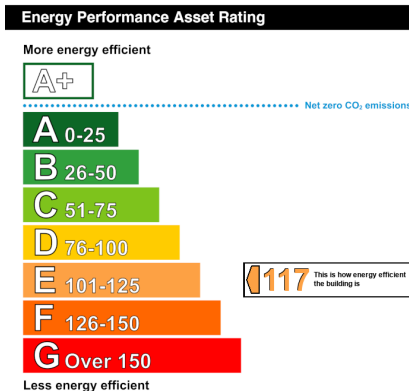
- Highly sought-after commercial property on Silver Street, Ramsbottom
- Situated in the heart of the town's bustling centre
- Ground floor features a large open-plan design and large front windows, maximizing natural light and display potential
- Positioned among a vibrant mix of independent retailers, cafés, and local amenities
- Spans two floors, offering additional flexibility for layout and usage
- Suitable for a variety of business uses, including retail, office, or hospitality (subject to consents)
- Around 77.5 sqm of space
- Upper floor provides additional space for additional retail area, office usage, or storage
- Benefits from steady footfall driven by residents and tourists, ensuring visibility and accessibility throughout the week
- Viewing is a must to appreciate the size of this property and is strictly by appointment only

Summary of Property

**** RAMSBOTTOM TOWN CENTRE **** An excellent commercial opportunity is presented at 4-6 Silver Street, prominently positioned in the heart of Ramsbottom's vibrant town centre. Arranged over two floors, this versatile property offers a flexible layout suitable for a wide range of business uses, including retail, office, or hospitality (subject to the necessary consents). The premises are currently operating as a hairdressing salon and feature a double-fronted, open-plan ground floor that maximises natural light and provides excellent display frontage plus a large dining kitchen leading onto the rear. The first floor offers additional accommodation comprising three separate rooms and a customer WC, ideal for further retail space, offices, or storage. Externally, the property benefits from an enclosed rear yard with convenient side access.

Situated amongst a thriving mix of independent retailers, cafés, and local amenities, the property enjoys consistent footfall from both residents and visitors. Ramsbottom's strong reputation as a popular destination, known for its markets and regular events, ensures a steady flow of trade throughout the week, making this an attractive proposition for businesses seeking high visibility and accessibility.

Early viewing is highly recommended and strictly by appointment via our Ramsbottom office.



Local Authority

Bury Council

Room Descriptions

Ground Floor

Vestibule

Front door and window.

Front Room

3.93m x 9.16m (12' 11" x 30' 1") Three UPVC double glazed front windows, radiator, power points, ceiling points and meter cupboard.

Dining Kitchen

3.02m x 4.16m (9' 11" x 13' 8") A range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, plumbed for washing machine and dryer, radiator, combi boiler, ceiling point, UPVC double glazed rear window, single glazed rear window and rear door.

First Floor

Landing

Loft access and ceiling point.

Room One

3.95m x 4.90m (13' 0" x 16' 1") Two UPVC double glazed front windows, radiator and ceiling points.

Room Two

3.81m x 4.70m (12' 6" x 15' 5") UPVC double glazed front window, ceiling point, radiator and rear window.

Room Three

3.08m x 2.23m (10' 1" x 7' 4") UPVC double glazed rear window, radiator and ceiling point.

Customer WC

2.25m x 1.17m (7' 5" x 3' 10") A two piece white suite comprising of WC, wash hand basin, radiator window and ceiling point.

Outside

Enclosed Rear Yard

Gated access to the side.



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.