



**A THREE STOREY PREMISES IN THE HEART OF RAMSBOTTOM.
THE PROPERTY IS CURRENTLY USED AS A RESTAURANT. OVER
1,300 SQ FT.**

41 Bolton Street

Ramsbottom, Bury, BL0 9HU

Restaurant / Cafe

TO LET

1,316 sq ft

(122.26 sq m)

- 1,300 SQ FT SET OVER THREE FLOORS
- LOCATED IN THE CENTRE OF RAMSBOTTOM

Where your business belongs

41 Bolton Street, Ramsbottom, Bury, BL0 9HU

Summary

Available Size	1,316 sq ft
Rent	£1,500 per month
Rates Payable	£2,844.30 per annum
Rateable Value	£5,700
EPC Rating	Upon enquiry

Description

Are you looking for a new location for your business, or premises to set up?

Take a look at this premises in the centre of Ramsbottom which is set over three floors and has over 1,300 SQ FT of floor space. The property is currently trading as a restaurant and would suit this, or a variety of different uses including a bar, retail or similar.

The premises is set over three floors and comprises:

Cellar (which is ground floor to the rear)

Has two rooms and a door to the rear. This is currently used as a stock storage area and a food preparation area.

Ground Floor

Has a large open plan seating area for diners and a customer W.C..

First Floor

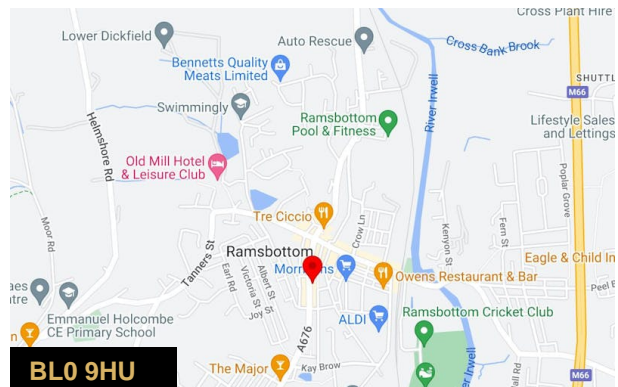
Has a landing area, kitchen, a further dining area and a customer W.C..

Externally

There is a yard area to the rear.

The property is located in the centre of Ramsbottom which is a market town to the North of Bury. There are a good selection of other similar businesses locally, with customers from around the area and also from outside of the area with people attracted by the regular markets and the East Lancashire Steam Trainline which stops in Ramsbottom.

The property is being let as the building only and the current businesses equipment etc can be kept by separate negotiation.



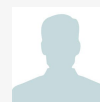
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