



# CHARLES LOUIS

## C O M M E R C I A L

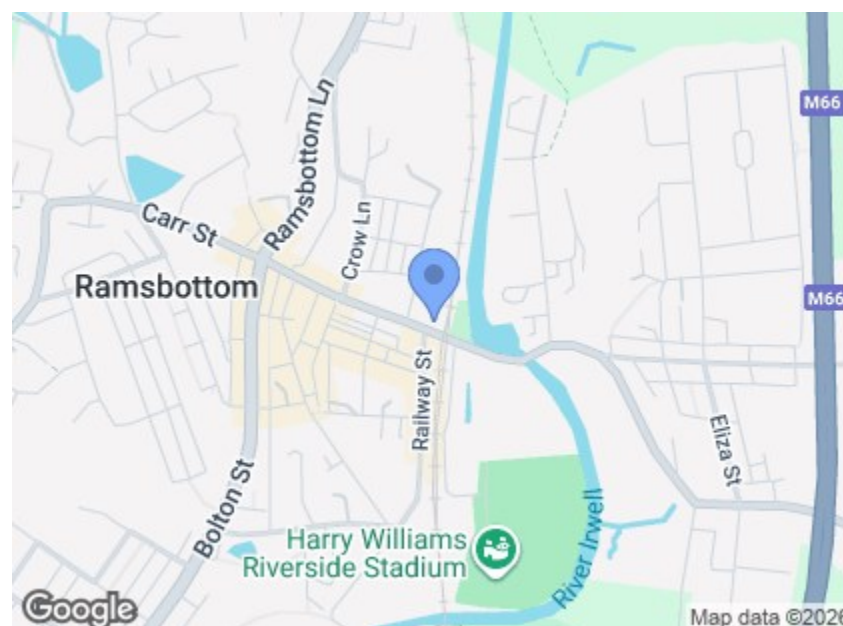
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### Directions

Postcode - BL0 9AB What three words -  
///hazel.memo.fend

**9a Bridge Street**  
Ramsbottom, Bury, BL0 9AB

**£1,250 Per month**

- First and second floor commercial office accommodation
- Approx. 1,130 sq.ft of flexible internal space
- Electric and water utilities already connected
- Short walk to Ramsbottom's shops, cafés, restaurants, and amenities
- Prominent position on busy Bridge Street in central Ramsbottom
- Open-plan layout suitable for professional and office use
- Ideal for professional services, consultancy, or administrative occupiers
- Lease terms and commencement date to be agreed with the landlord

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.

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# 9a Bridge Street

## Ramsbottom, Bury, BL0 9AB

Charles Louis Commercial Agents are pleased to offer to the market this well-positioned first and second floor commercial unit, ideally located on the busy and central Bridge Street in the heart of Ramsbottom. The premises provide an excellent opportunity for a range of professional occupiers seeking office accommodation within a thriving town centre location.

Arranged over the first and second floors, the accommodation is currently configured as open-plan office space and benefits from electric and water utilities already in place. The layout offers flexibility for an incoming tenant to adapt the space to suit their operational requirements, making it particularly well suited to professional services, consultancy, or administrative use.

The property occupies a prominent position within easy walking distance of Ramsbottom's shops, cafés, restaurants, and transport links, offering a convenient and attractive working environment.

Rent - £1,250 per calendar month.  
(A deposit equivalent to three months' rent is required. The tenant will be responsible for utility costs and insurance.)

Size  
The total accommodation extends to approximately 1,130 sq.ft, as advised by the landlord in accordance with information provided by the Valuation Office Agency.

Lease Terms  
The length of lease and commencement date are to be agreed between the landlord and the incoming tenant.

### External 1



### Reception Area



### Meeting Room 1



### Meeting Room 2



### Second Floor



### Second Floor

