

9 Bolton Street

Ramsbottom, Bury, BL0 9HU

Located in the heart of Ramsbottom, 9 Bolton Street presents an excellent opportunity to acquire a versatile commercial premises, ideally positioned on one of the town's most well-known streets.

The ground floor offers a substantial open-plan retail/office area extending to over 43ft in length, providing ample space for a wide variety of business uses. To the rear, there is a separate kitchen and WC for staff facilities.

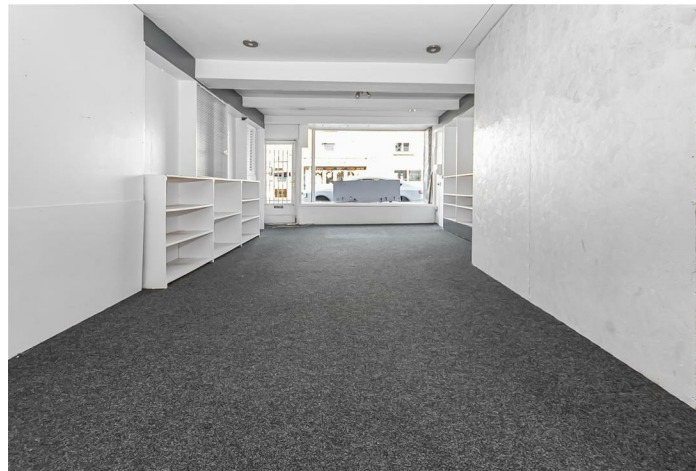
The first floor provides additional flexibility with two well-proportioned rooms that could be utilised as further office space, storage, or meeting rooms. In total, the property offers approximately 1,190 sq. ft across both floors. To the rear, a convenient parking space.

Ramsbottom is a thriving and highly desirable town, renowned for its strong community, independent shops, popular restaurants, and lively events throughout the year. Situated just north of Bury and with excellent links to Manchester via the M66 and local transport, Bolton Street benefits from a high level of passing trade and visibility, making it an attractive spot for both new and established businesses.

This is a rare opportunity to secure commercial space in such a sought-after location, with scope to adapt the premises to suit a variety of business ventures.

Retail/ Office Area

43 x 14'6 (13.11m x 4.42m)



Kitchen

5'11 x 9'6 (1.80m x 2.90m)



WC

5'11 x 3'2 (1.80m x 0.97m)

First Floor

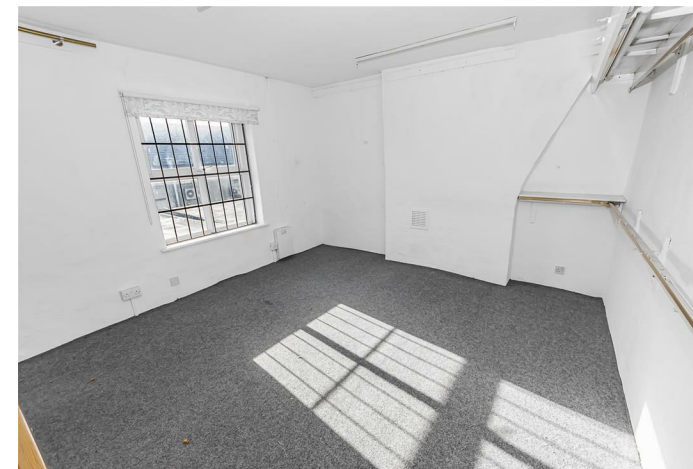
Room One

13'6 x 15 (4.11m x 4.57m)



Room Two

12'10 x 15 (3.91m x 4.57m)



Car Parking Space

