

FOR SALE
INVESTMENT OPPORTUNITY

1 – 5 BOLTON STREET, RAMSBOTTOM BL0 9HU



Prominent corner plot double unit providing a mixture of retail and office accommodation

Overall size of 2,354 sq ft

Ground Floor double retail– 1,382 sq ft

First floor– 972 sq ft

(on a NIA basis)

Description

A prominent two-storey end-terraced building located on the corner of Bolton Street and Bridge Street in the centre of Ramsbottom, providing a mixture of retail and office accommodation.

The construction of the main buildings is of dressed stone set beneath pitched tile roofs. There is a small rear extension of rendered brick set beneath a mono-pitched felt roof. The ground floor is arranged as two interconnecting shops (1-3 Bolton Street and 5 Bolton Street) which share kitchen and toilet facilities.

The first floor is known as Shoemakers Court which is fully self-contained and accessed via steps from the rear yard (via Back Square Street). It comprises a self-contained office suite with four main rooms, kitchen and toilet facilities.

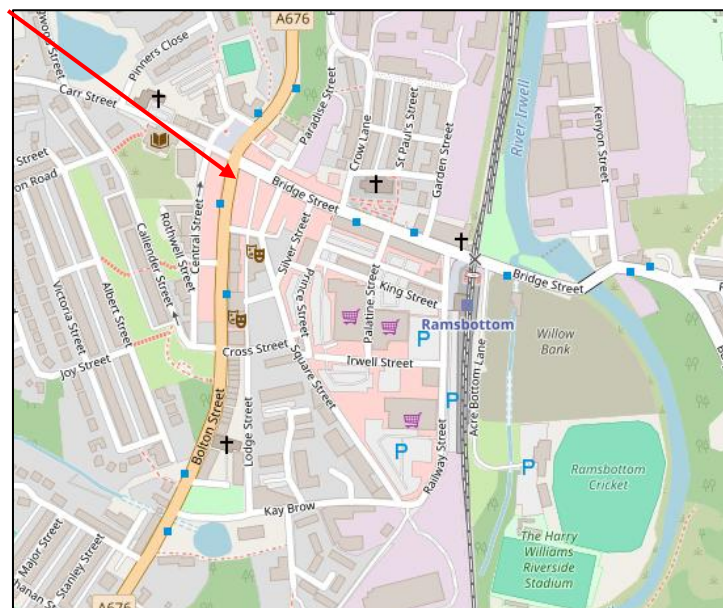
The property comprises of two tenants. The ground floor is occupied by Althams Travel, and the first floor is occupied by The Chakra Room (a wellbeing centre).

Location

Ramsbottom is a small market town with a population of approximately 20,000 inhabitants situated four miles north of Bury, some 13 miles from the City Centre. It is served by the A676 and A58 roads, together with the M66 motorway which connects with the M62 at Whitefield and the M65 west of Burnley.

The town has a small industrial base and over the last 30 years or so has developed as a dormitory town for commuters into Bury, Bolton and Manchester. The East Lancs Railway running through Ramsbottom between Bury and Rawtenstall has assisted in developing a small tourist trade. There are numerous small shops in the town centre, together with larger supermarkets.

The property occupies a prominent position in the town centre at the junction of Bolton Street (A676) and Bridge Street diagonally opposite Market Place.



Tenancy Schedule

<u>Unit</u>	<u>Tenant</u>	<u>Lease</u>	<u>Rent</u>
1 – 5 Bolton Street	Althams Travel Services Ltd	10 years from 29 September 2020	£22,500pa
Shoemakers Court, Back Square Street	The Chakra Room	Holding over (lease expired 31 May 2025)	£12,000pa (inclusive)

The property has a current total income of £34,500 per annum.

Services

The property has mains gas, electricity, water, and drainage connected. These services have not been tested.

Business Rates

The properties have the following rateable values:

Ground floor 1 – 5 Bolton Street - £23,000pa (£30,750 from 1 April 2026)

First floor 1 – 5 Bolton Street - £8,600pa (£9,700 from 1 April 2026)

Tenure

1-3 Bolton Street is held Freehold under title number GM505890

5 Bolton Street is held Leasehold under title number GM921891

EPC

Ground floor 1 - 5 Bolton Street has an EPC rating of C and expires 23 November 2032.

Shoemakers Court (Back Square Street) has an EPC rating of C and expires 26 June 2032.

Sale Price

£400,000 (Four Hundred Thousand Pounds)

Viewings

By appointment with this office. 0161 737 0111 reception@longdencook.com

Date: January 2026

Longden and Cook Real Estate Ltd
9 Silver Street
Bury BL9 0EU

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Subject to contract.

1 – 5 Bolton Street – Ground Floor



Back Square Street – First Floor

