

TO LET

FORMER VETERINARY PREMISES

1,945 SQ FT (180.71 SQ M)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



FORMER VETERINARY PREMISES
19 CENTRAL STREET
RAMSBOTTOM
BLO 9AF

£5,500
per annum
exclusive

- Located in the heart of popular market town of Ramsbottom
- May suit various uses STPP
- Previously occupied as a veterinary surgery
- On-site parking
- Available by way of a sub-lease
- £5,500 per annum exclusive



LOCATION

The subject property is located within the town of Ramsbottom, which forms a part of the Metropolitan Borough of Bury within the Greater Manchester conurbation. Ramsbottom is located 3.9 miles (6.3 km) north-northwest of Bury, and 12 miles (19 km) north-northwest of Manchester.

The subject property itself, which is pavement fronted, fronts direct onto Central Street, which in turn is accessed off Bolton Street via Markland Street.

The main Village Centre of Ramsbottom, which is a thriving tourist town, is within walking distance of the subject property. The majority of retail and commercial properties within Ramsbottom are centred upon Bridge Street and the A676, Bolton Street.

DESCRIPTION

The subject property provides for a two-storey premises, formerly occupied as veterinary surgery.

The accommodation provides for majority cellular space at ground floor, including a reception area, WC and a number of rooms with wash basins that were used as treatment rooms. The specification of the ground floor includes vinyl flooring throughout, along with plaster painted walls and a suspended ceiling with inset lighting.

The first floor provides for basic, majority open plan storage space, with an element of restricted head height in part.

Externally, there is a rear yard which is gated and accessed externally only via the ramped access to the left of the property. There is space approximately 4 vehicles parked back-to-back.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

Description	SQ M	SQ FT
Ground Floor	100.07	1,077
First Floor	80.64	868
Total	180.71	1,945

LEASE TERMS & RENTAL

Available by way of a sub-lease at a passing rent of £5,500 per annum, expiring September 2025.

SERVICES

The mains services connected to the property to include water, mains gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £7,200.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Rating: D (99)

Date of certificate: 22nd September 2016

Full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Andrew Kerr

Email: akerr@lambandswift.com

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ





