



Investment Opportunity

198-200 Bolton Street, Ramsbottom, Bury, Lancashire, BL0 9JE

£599,995

Freehold

Ref: 46546

- **Excellent main road location**
- **Freehold only sale**
- **Large accommodation above the business**
- **Viewing highly recommended**

Investment Opportunity, 198-200 Bolton Street, Ramsbottom, Bury, Lancashire, BL0 9JE

Description

This is an excellent and very rare opportunity to purchase the freehold of a very well established local convenience store, occupying a main road trading position in the very heart of Ramsbottom, Bury.

This fantastic property and business is located on a main road position at the very heart of the village, and within a large number of quality residential dwellings within the immediate locality. Having successfully operated as a retail outlet in the village over decades, the business enjoys an extensive and loyal customer base, attracting repeat trade from the immediate vicinity.

The business is currently run by the leaseholder and is a thriving and essential piece within the local community, offering a large variety of newspapers, magazines and general goods.

This is a freehold only sale, with the business not being affected. This is an excellent addition to any portfolio, a viewing is highly recommended to avoid disappointment.

Building External

The business operates from a highly visible, double fronted 3 story premises, occupying a prominent main road position.

The main trading area is located on the ground floor and the 2 storey accommodation is located to the rear of the building.

Building Internal

The business operates from a double fronted store, which is currently leased.

Residential Accommodation

The accommodation can be accessed from the rear.

The first floor accommodates the master bedroom, a large sitting room, main living room, kitchen, bath/wet room and 2 double bedrooms, one of which is equipped with ensuite facilities.

The top story has a main office, 2 further large bedrooms with walk in cupboard as well as a second bathroom/shower room.

The owners have had thoughts of converting the accommodation in to 3 flats. At the moment the accommodation is currently a family home set over 2 stories and consisting of a large living room, large kitchen, sitting room, 5 bedrooms, an office and a family bathroom.

Sales

Currently the vendor is receiving an income of £13,000 per annum for the leasehold of the shop and could receive a further income of approx. £31,200 per annum with renting out the 5 rooms above the shop for £120 per week.

Tenure

We are advised that the business comes to market as a freehold (Business not affected).

We have been unable to check this information and advise prospective purchasers to consult their own solicitor for verification.

Summary

This is a fantastic opportunity to purchase a highly profitable business with terrific potential for future growth and improvement. A viewing is highly recommended.



For more information or to make an appointment to view, call **01772 775775** or email sales@Kingsbt.co.uk

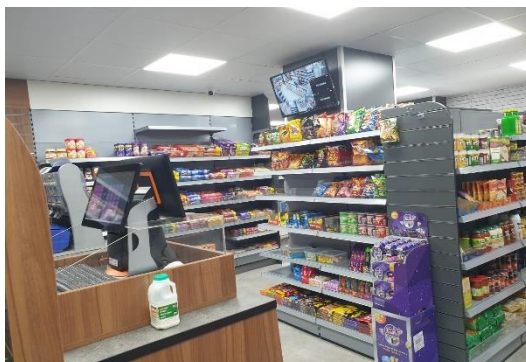
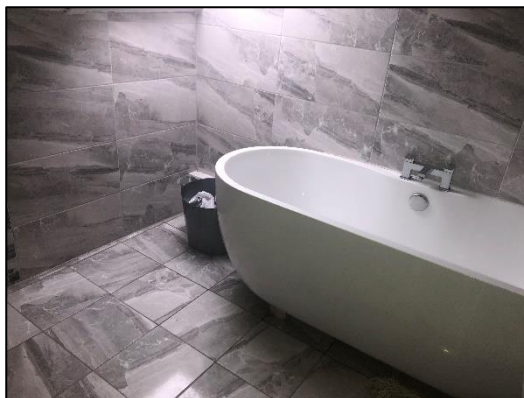
Viewing – no direct approach may be made to the vendors, staff or suppliers.

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