

£800  
pcm



VENEZIA

COFFEE  
FULL SEATING  
UPSTAIRS

Wi-Fi  
CLOSED

JONSIMON  
ESTATE AGENTS

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### Features

- CENTRAL RAMSBOTTOM LOCATION
- HIGHLY POPULAR LOCATION WITH FANTASTIC ACCESS TO THE M60 MOTORWAY NETWORK
- SET OVER TWO FLOORS - APPROX. 468,87 SQ FT
- EAST LANCASHIRE RAILWAY RUNS THROUGH RAMSBOTTOM PROVIDING TOURIST TRADE
- BUSY AND SORT AFTER LOCATION
- MODERNISED TO A HIGH STANDARD ALL THROUGH THE PROPERTY
- MODERN W.C, CCTV & ALARM SYSTEM
- ELECTRIC HEATING & FULLY GLAZED WINDOWS
- IDEAL FOR A BAR OR RESTAURANT
- AVAILABLE IMMEDIATELY
- EPC Rating - D

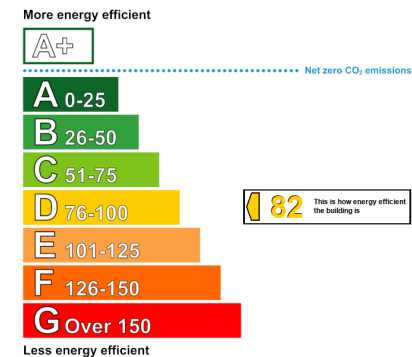
### Summary of Property

**\*\* AVAILABLE IMMEDIATELY \*\* SET OVER TWO FLOORS \*\* CENTRAL RAMSBOTTOM LOCATION \*\*** JonSimon is pleased to present this stunning two-storey, stone-built commercial property to the market, offering approximately 468.87 sq. ft. of versatile space. Ideally located in a prominent position in the heart of Ramsbottom village, this property sits within a bustling commercial area surrounded by bars, retail shops, and offices. Previously operating as a bar, the premises is well-suited for a bar, restaurant, retail business, or similar ventures. The property features: A spacious ground-floor seating area complemented by a modern bar and stone wall. A contemporary W.C. on the ground floor. An additional seating area on the first floor, featuring a charming stone wall and overlooking the front of the property. External features include: A brick-built outhouse at the rear, housing a guest W.C. and a storage room. This is a fantastic opportunity for a range of businesses looking to establish themselves in a vibrant location.

The building comprises:

Ground Floor

### Energy Performance Asset Rating



### Local Authority

Bury Council

## Room Descriptions

### Ground Floor

#### Sitting Area & Bar

UPVC double glazed front window and composite rear door, electric wall heaters, feature stone wall, seating area, alarm pad, CCTV system, stairs leading to the first floor seating area and ceiling points.

#### Guest W.C

Modern two piece white suite comprising of a low level w/c, wash hand basin, extractor unit, ceiling tiled walls and UPVC double glazed rear window.

### First Floor

#### Seating Area

UPVC double glazed front and rear windows, electric heaters, stone wall, seating area and ceiling point.

### Outside

#### Yard

Brick built outhouse with guest wc and storage area, flagged patio area and gated access to the rear.



**General Disclaimer**

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

**Measurements**

All measurements quoted are approximate.

**Fixtures, Fittings & Appliances**

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.