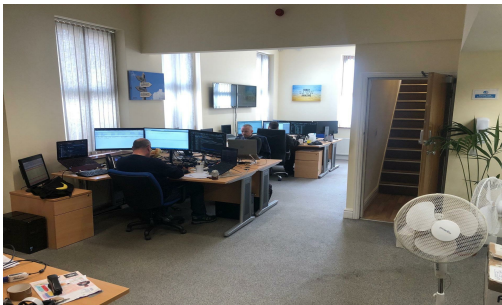


The Corner Pin House, 298 Bolton Road North, Ramsbottom, BL0 0NG

**FOR SALE**



# FOR SALE

Use - Office, Investment

Size - 3,500 Sq ft

Price - Offers over £450,000 (+VAT)

- FOR SALE - Office and residential investment opportunity
- Offers over £450,000 + VAT (9.7% NIY)
- Producing total annual rent of £45,409 per annum
- Office accommodation let to secure tenant (Fashionmaster Ltd)
- Detached property with parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## The Corner Pin House, 298 Bolton Road North, Ramsbottom, BL0 0NG

### Location

Corner Pin House is located fronting Bolton Road North close to the town centre of Ramsbottom. The property is located in a mainly commercial location directly adjacent to the popular Cuba Industrial Estate.

The property less than one mile from the M66 motorway providing good access into Greater Manchester and the wider national motorway network.

### Description

The detached property was formerly a pub before it was comprehensively refurbished in the early 2000s. The property is stone built under a pitched slate roof and timber trusses and benefits from a large car park for up to 15 cars around the rear and side of the property.

The former pub was converted to create high quality office accommodation and a self-contained 2 bed apartment. Both aspects of the property have been well maintained and benefit from long standing tenants.

The building is arranged over ground and first floors with the ground floor offices predominately open plan and the first split into four smaller private offices / meeting rooms. The apartment is on the first floor and accessed via a private entrance from the rear of the property.

### Accommodation

The office accommodation has been measured on a net internal area basis and is arranged as follows:

Ground Floor	1,340 sq. ft.
First Floor	895 sq. ft.
Basement	310 sq. ft.
TOTAL	2,545 sq. ft.

The apartment is a two bed property with open plan living room / kitchen. A floor plan is available upon request.

### Price

Offers over £450,000 (+VAT)

### Tenure

Freehold

### Lease Terms

OFFICE LEASE -

The property is let to Fashionmaster Ltd on an 8-year lease expiring 8th October 2024 currently producing a net rent of £37,069 per annum +VAT.

The lease benefits from annual CPI linked rent reviews and is granted outside the security provisions of the Landlord & Tenant 1954 Act.

The lease is subject to a schedule of condition which is available on request.

Further details and a copy of the lease is available on request.

APARTMENT LEASE -

Currently let on a rolling AST generating a rental of £8,340 per annum.

### Service Charge

The office tenancy is subject to a service charge which equates to 10% of the passing rental. This is payable in addition to the rental and reviewed & reconciled every year.

### Rating

The property has a rateable value of £12,750. The payment of business rates is the responsibility of the tenant for the duration of their lease.

### Legal Costs

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

### Services

All mains services are connected. Both tenants are responsible for the payment of their own utilities.

### Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted whereby we are required to obtain proof of identity and address of the prospective purchaser. On receipt of the information we will undertake an anti money laundering check via Smart Search.

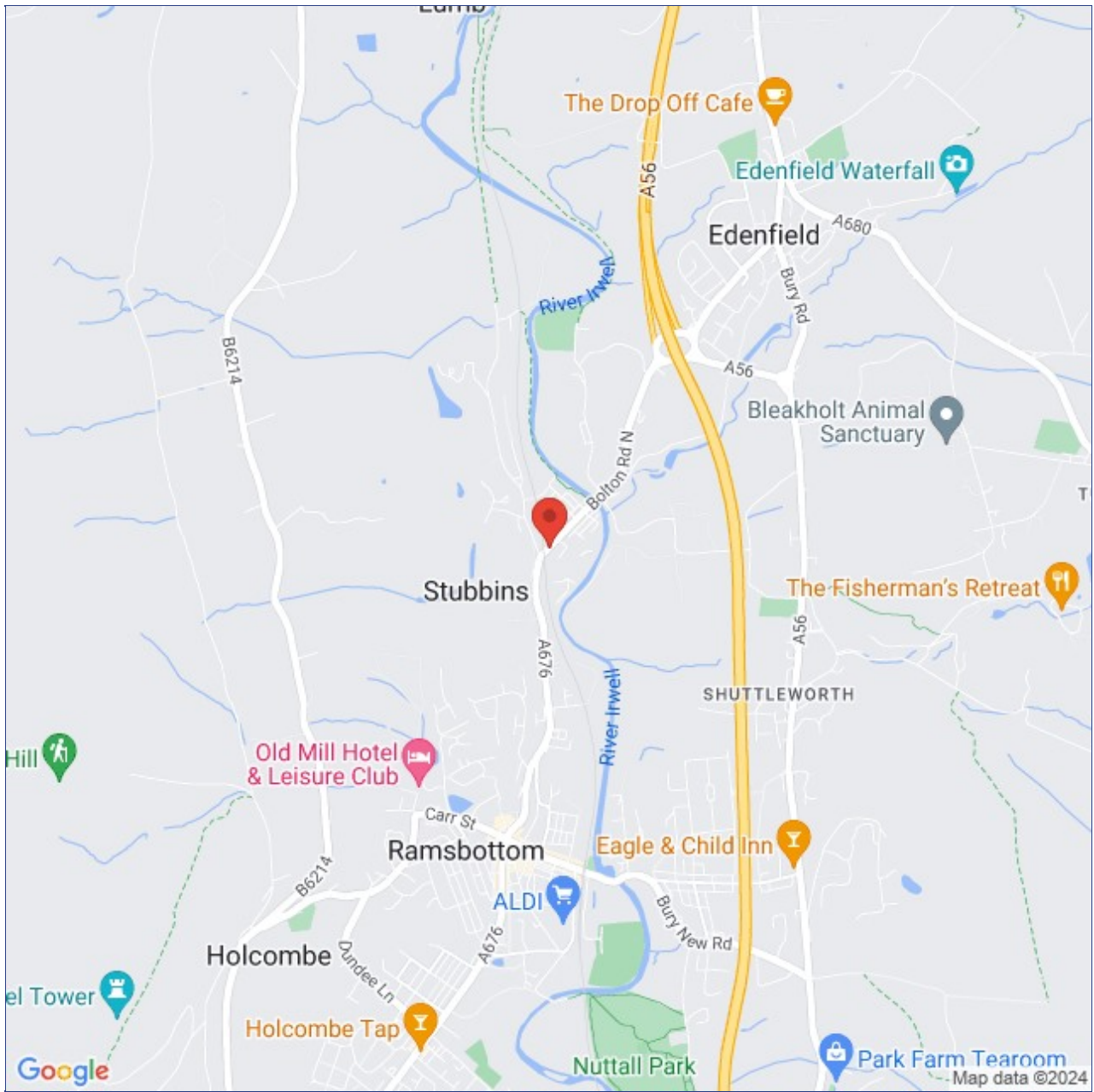
### Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

01254 699030



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040.  
MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.