



DEVELOPMENT OPPORTUNITY

FOR SALE

27 Rochdale Road
Todmorden
Lancashire
OL14 7LA

Size: 315.7 sq.m (3,405.6 sq.ft)

- Large stone built character property spanning 4 floors with the potential to extend into the loft.
- Development potential, subject to planning.
- Prominent main road location in close proximity to Todmorden railway station.
- Within walking distance to the centre of Todmorden and all its amenities.

LOCATION

The property is situated in the vibrant market town of Todmorden on Rochdale Rd (A6033) which is the main thoroughfare into Todmorden, the road also connections users to neighbouring towns such as Hebden Bridge and Halifax. The property also benefits from great transport links to York, Leeds and Manchester from Todmorden railway station and a reliable local bus network.

DESCRIPTION

A substantial inner parade property of stone construction under a pitched slate roof. The ground floor comprises of substantial open plan sales accommodation with fully glazed bay windows and an office to the rear. To the lower ground floor there are three spacious stone-flagged areas with access to the rear car parking and canal. On the first floor there is another generous open plan sales area. The self-contained flat is also accessed on this level with the first bedroom immediately on the right hand side. On the second floor there is a well presented kitchen, generous double bedroom and lounge, storeroom and four piece suite bathroom with clawfoot bath, free standing shower and French style washbasin.

The property has the potential for mixed use commercial use or to be solely residentially developed, subject to planning.

Key features

- Impressive mahogany staircase.
- 3 floors of sales space.
- 2 bedroom double glazed centrally heated living space.
- Fully fitted kitchen with 8-burner cooker.
- Private Car parking and Canal views to the rear.
- CCTV and Alarm features installed.

ACCOMMODATION

Shop

Lower ground floor	84.0 sq.m	908.5 sq.ft
Ground floor	85.0 sq.m	915.0 sq.ft
First Floor	62.8 sq.m	677.2 sq.ft
Flat	81.1 sq.m	904.9 sq.ft
	315.1sq.m	3405.6 sq.ft

Living accommodation

Lounge	18.3 sq.m	196.9 sq.ft
Kitchen	14.5 sq.m	156.0 sq.ft
Bathroom	14.0 sq.m	150.6 sq.ft
Store room	5.4 sq.m	58.1 sq.ft
Landing	7.6 sq.m	81.8 sq.ft
Bedroom 1	6.2 sq.m	66.7 sq.ft
Bedroom 2	18.1 sq.m	194.8 sq.ft
	81.1 sq.m	904.9 sq.ft

SERVICES

The property has the benefit of all mains services including central heating.

SERVICES RESPONSIBILITY

It is the prospective purchaser’s responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective purchaser’s responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7,800 per annum (2018/19). Small business rates may be available and all enquiries should be directed to Calderdale Council on 0161 627 9915.

COUNCIL TAX

The property is council tax band A which is approximately £1,074.46 per annum (2017/18).

PRICE

£250,000 (Two hundred and fifty thousand pounds).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

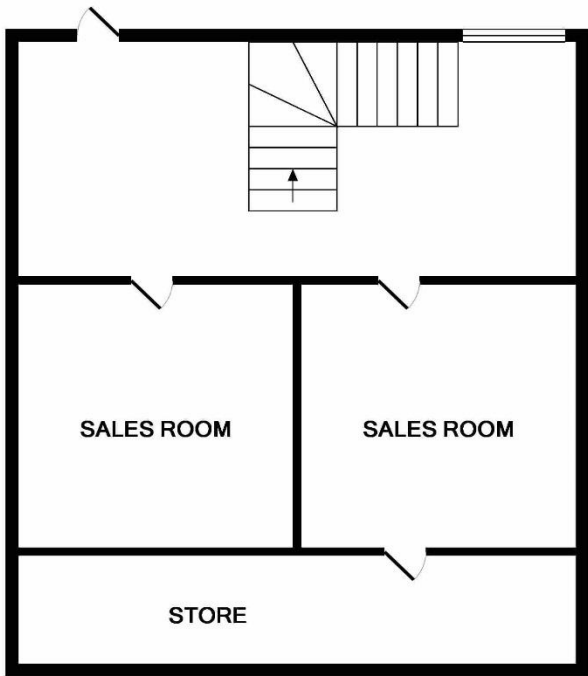
All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

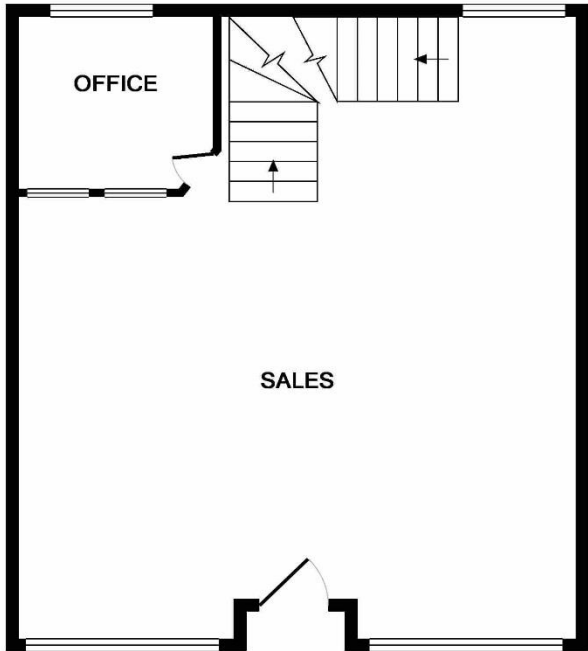
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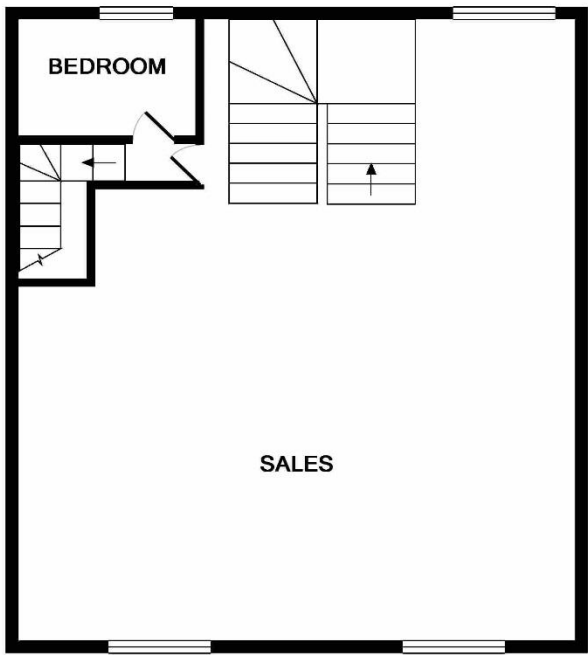




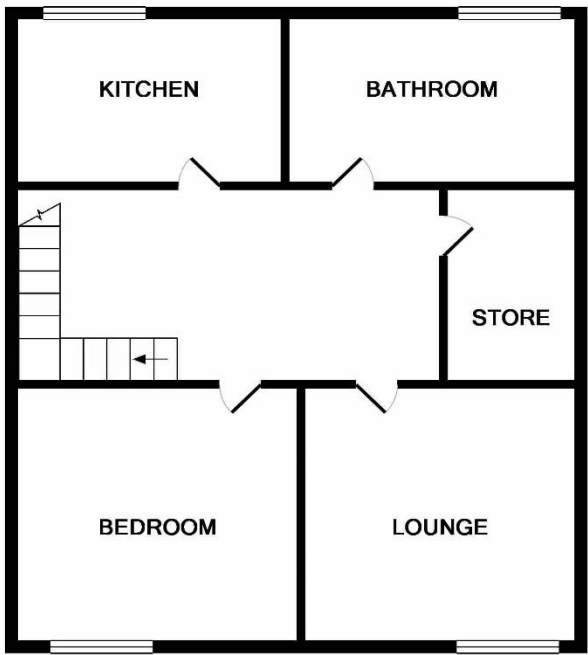
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR FLAT

TOTAL APPROX. FLOOR AREA 316.4 SQ.M. (3406 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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