



FORMER RESTAURANT PREMISES WITH LIVING ACCOMODATION

FOR SALE

23 Water Street
Todmorden
Lancashire
OL14 5AB

Size: 168.76 sq.m (1,816.52 sq.ft)

- Former restaurant premises with living accommodation.
- Substantial mixed use premises arranged over four floors.
- Open plan commercial accommodation to the ground and lower ground floor.
- Spacious two-bedroomed apartment.
- Prominent location with-in walking distance of the centre of Todmorden.

LOCATION

The property is situated on Water Street which is just off Rochdale Road (A6033), one of the main thoroughfares leading in to Todmorden. Other occupants in the immediate vicinity include Halifax and TSB Bank, Lidl and various independent retailers and eateries.

DESCRIPTION

A spacious mid parade premises of traditional stone construction beneath a pitched slate roof. Formerly occupied as a restaurant to the ground and lower ground floor, the property comprises an open plan bar/ dining area with further seating to the rear and WC facilities to the ground floor. The lower ground floor, which also has a separate access to the rear of the building, comprises a kitchen / prep area with further storage facilities.

The first and second floors comprise a two bedroomed apartment with a spacious kitchen living room and bathroom.

The property is ideally suited for mixed commercial / residential use and separate access could be made available to the living accommodation via the rear entrance. The ground floor accommodation would lend itself well to restaurant or café use, however would also be suitable for a variety of retail uses subject to the appropriate planning consent.

ACCOMMODATION

Ground Floor

Bar with seating area

Rear seating area

Customer WC facilities

48.07 sq.m (517.48 sq.ft)

First Floor

Kitchen Livingroom

Bathroom

Storeroom

36.47 sq.m (392.6 sq.ft)

Second Floor

Bedroom 1

Bedroom 2

31.79 sq.m (342.22 sq.ft)

Lower Ground Floor

Kitchen

Prep room

Pot wash room

Store

50.74 sq.m (546.22 sq.ft)

GIA 168.76 sq.m (1,816.52 sq.ft)

SERVICES

The property has the benefit of all mains services including gas fired 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 Web site that the ground and lower ground floors have a Rateable Value of £5,400 per annum (2018/19). Small Business Rates Relief may be available and all enquiries should be directed to Calderdale Council on 0161 627 9915

COUNCIL TAX

The living accommodation has a separate Council Tax Banding – Band A.

PRICE

£180,000 (one hundred and eighty 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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