



Freehold Office Suite For Sale

21 Rochdale Road
Todmorden
West Yorkshire
OL14 5AA



- A compact suite of offices situated in the town centre
- Approx 15.3 sq m (165 sq ft) in main office with additional space on 1st floor
 - Freehold available with vacant possession

Offers in the region of £55,000

DESCRIPTION and LOCATION

21 Rochdale Road occupies a very prominent location in the centre of Todmorden in West Yorkshire and is ideally located for access to the town's railway station and other nearby shops and amenities.

Todmorden is a popular market town in upper Calderdale (population in 2001 = 14,791) and has very convenient rail and road links to both Manchester and Leeds / Bradford/ Halifax to the east. The property sits within 100 yards of the Town Hall and the town's main road junction where 3 valleys meet.

THE PROPERTY

The premises themselves are substantially constructed in stone with rendered elevations onto Rochdale Road. The building has a traditional stone slate roof and has recently been renovated throughout to a good standard.

The recent internal upgrade has provided new timber floors along with redecoration to all areas.



ACCOMMODATION

Internal

Access to the property is via a small stone staircase from Rochdale Road leading to the main office suite (15.3 sq m/ 165 sq ft). An open staircase leads to an upper floor with additional usable floor space of 38 sq ft and further storage of 53 sq ft along with toilet facilities.

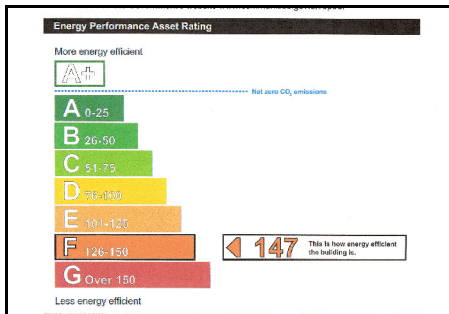
Beneath the offices are situated two semi basement areas. The right hand area is included in the sale. The left hand area (coloured blue on the plan) is excluded as it forms an access to the cellar of the adjacent public house for deliveries etc.

Note: Two advertising boxes are attached to the front wall. These may be used by the purchaser or the space let to others.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate and associated Recommendation Report have been prepared and are available to all prospective purchasers upon request.

The property falls within category F of the inspectors report at EPA rating of 147.



RATEABLE VALUE

The current rateable value is shown as £1,425 on the recorded 2010 Valuation List. Small business rate relief may apply and purchasers should check details with the local authority, which in this instance is Calderdale MBC

FIXTURES AND FITTINGS

The property will be sold together with all existing light fittings, heating and sanitary equipment along with the security alarm system presently installed.

TENURE

The property is Freehold & will be sold with vacant possession. Purchasers should note that a basement access and right of way is reserved from Rochdale Road to the beer cellar of the adjoining public house via the left hand arched doorway shown coloured blue on the plan.

The property is registered under Land Certificate WYK462603 a copy of which will be supplied upon request.

PLANNING AND USE

Recent uses of the property have included solicitors offices, sales office and similar. The property would ideally suit a small business operation requiring centrally located offices with excellent transport links to the major conurbations of Greater Manchester and West Yorkshire. The property is situated in the town centre conservation area.

PRICE DETAILS & VAT

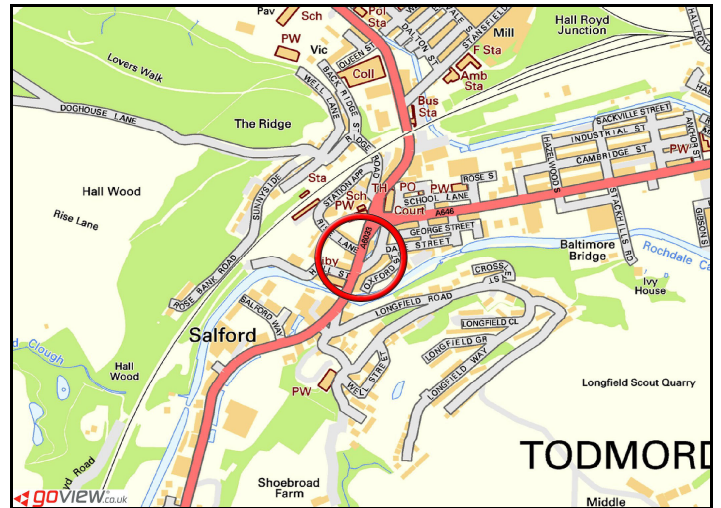
The guide price for the property is for offers over £55,000 for the freehold premises.

LEGAL COSTS

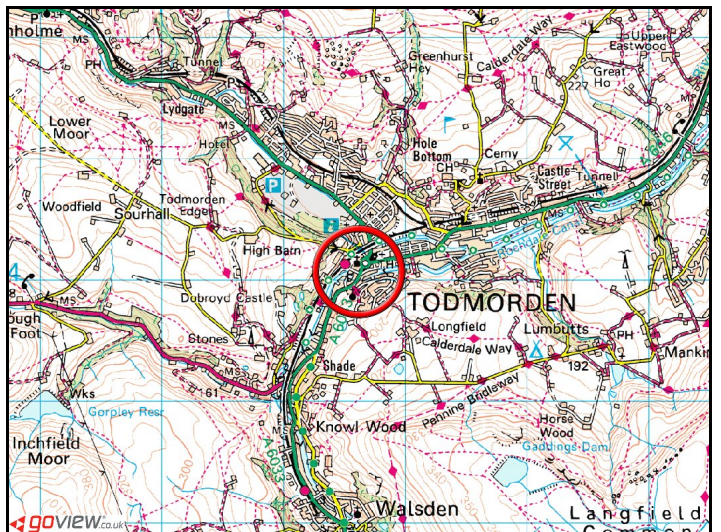
Each party will be responsible for its own legal costs.

VIEWING DETAILS and FURTHER INFORMATION

All formal viewings must be arranged through the vendor's agents and all requests for further information must be made through the agents.



Note: This plan is based upon the Ordnance Survey Map with the sanction of the controller of HM Stationery Office. This plan is published for convenience of purchasers only and is for indicative purposes only. Its accuracy is not guaranteed and is expressly excluded from any contract. © Crown Copyright 2008. All rights reserved. Licence number 100048246



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