



FOR SALE BY AUCTION

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £270,000 Reservation Fee £4.5% + VAT subject to a minimum of £6,600 + VAT.

Oddfellows Hall, Bridge Street, Todmorden, OL145AQ

Prominent Town Centre Property in the heart of Todmorden

Basement - currently a nightclub - 1,945 sq.ft approx

Ground Floor - Former Cafe - 1,004 sq.ft approx

First Floor - Bar/Club - 2,135 sq.ft approx

Second Floor - Bar/Club - 2,874 sq.ft approx

*** FREEHOLD PROPERTY**



GUIDE PRICE : £270,000

VIEWING: BY APPOINTMENT THROUGH AGENT

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

www.barton-kendal.co.uk Tel: 01706 353 794

E: marc@barton-kendal.co.uk

Oddfellows Hall, Bridge Street, Todmorden

LOCATION

Oddfellows Hall is strategically located in the Centre of Todmorden, and is accessed via Bridge Street.

GENERAL DESCRIPTION

Oddfellows Hall provides a self contained, Ground, first, second and basement floors accommodation.

There is a ground floor front entrance providing access to the first floor bar/club and the second floor bar/club. There is also an access to the basement bar/club.

There are ground floor entrances to each of the side elevations. One provides access to a former cafe with shop front. The other provides access to the rear of the cafe as well as to the basement bar/club.

There are WC's to the ground first and second floors.

ACCOMMODATION

Basement - Bar/club -	1,945 sq.ft approx
Ground Floor - Former Cafe -	1,004 sq.ft approx
First Floor - Bar/Club -	2,135 sq.ft approx
Second Floor - Bar/Club -	2,874 sq.ft approx

TENANCY INFORMATION

There are two leasehold properties below. Each party below is to contribute towards external building maintenance and building insurance.

Please see the auction pack and consult with your legal advisor.

GUIDE PRICE

The property is to be sold under auction conditions at a guide price of £270,000 for the freehold interest

RATES

All interested parties are advised to make their own enquiries of the Local Authority to confirm the rateable value and rates payable.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are quoted exclusive of VAT.

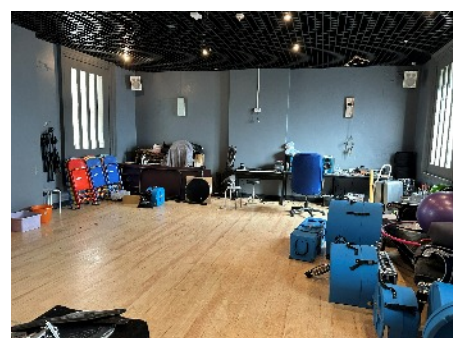
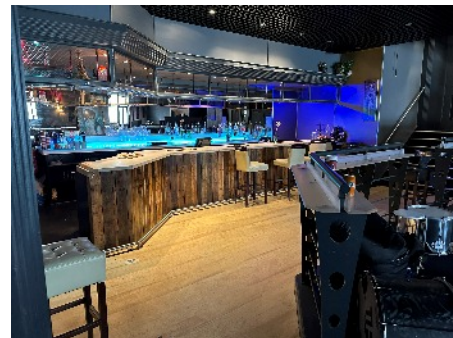
EPC

The report is available on request.

FURTHER INFORMATION AND VIEWING THROUGH AGENTS

[BARTON KENDAL - 01706 353 794](mailto:info@bartonkendal.co.uk)- contact Marc Wright.

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Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

o For Sale by Modern Auction
o Subject to Reserve Price & Reservation Fee

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £270,000 Reservation Fee 4.5% +VAT subject to a minimum of £6,660 + VAT.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.