



**Rochdale Road  
Firgrove, Rochdale OL16 3BD  
Offers Over £179,995**

### \*\*\* COMMERCIAL PREMISES WITH 2 BEDROOMED APARTMENT WITH SEPARATE ENTRANCE \*\*\*

**ADAMSONS BARTON KENDAL** are pleased to offer for sale this spacious mixed use premises internally comprising of retail space with office, fitted kitchen and shower room currently utilised as a music tutoring business. To the first floor and accessed via its own separate entrance is a two bedroom apartment with a fitted kitchen and bathroom. The property is well presented throughout having been recently redecorated and retains some original features including the impressive stone window surrounds. Externally, the property has the additional benefit of a single garage, small outbuilding and off street parking for one vehicle although street parking is readily available adjacent. The premises could be utilised for a variety of uses; either in its current form, as two separate residential dwellings or potentially even as a 4-5 bedroom HMO conversion. The property is to be sold vacant with no onward chain, and has the potential to be a great investment.

#### THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

#### Ground Floor - Shop

Hallway

CCTV fitted.

Main Retail Space - 5.75m x 4.60m (18'10" x 15'1")

Large room with neutral decor and carpeted throughout, CCTV fitted.

Office - 3.89m x 3.50m (12'9" x 11'6")

Spacious office space with neutral decor and carpeted throughout, CCTV fitted.

Kitchen - 3.50m x 2.48m (11'6" x 8'1")

Range of wall and base units with complementary work surfaces and space for freestanding appliances, fire exit door to side courtyard.

Shower Room - 2.25m x 1.49m (7'5" x 4'11")

Modern three piece shower room comprising low level WC, pedestal wash hand basin and walk in shower cubicle.



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## **First Floor - Apartment**

**Lounge** - 5.58m x 3.50m (18'4" x 11'6")

Spacious reception with neutral decor and carpeted throughout.

**Kitchen** - 2.57m x 2.49m (8'5" x 8'2")

Fitted kitchen comprising a range of wall and base units with complementary work surfaces with integrated single oven, gas hob and extractor hood.

**Bedroom One** - 5.03m x 2.84m (16'6" x 9'4")

Double bedroom with neutral decor and carpet.

**Bedroom Two** - 2.92m x 2.74m (9'7" x 9'0")

Double bedroom with neutral decor and carpet.

**Bathroom** - 2.52m x 1.81m (8'3" x 5'11")

Three piece bathroom suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead shower.

## **External**

The property sits on a generous corner plot on the junction with West Street and boasts off street parking for one vehicle, a single garage which could be rented out for additional income, side courtyard and forecourt to the front. Local amenities are all within close proximity as well as the motorway network.



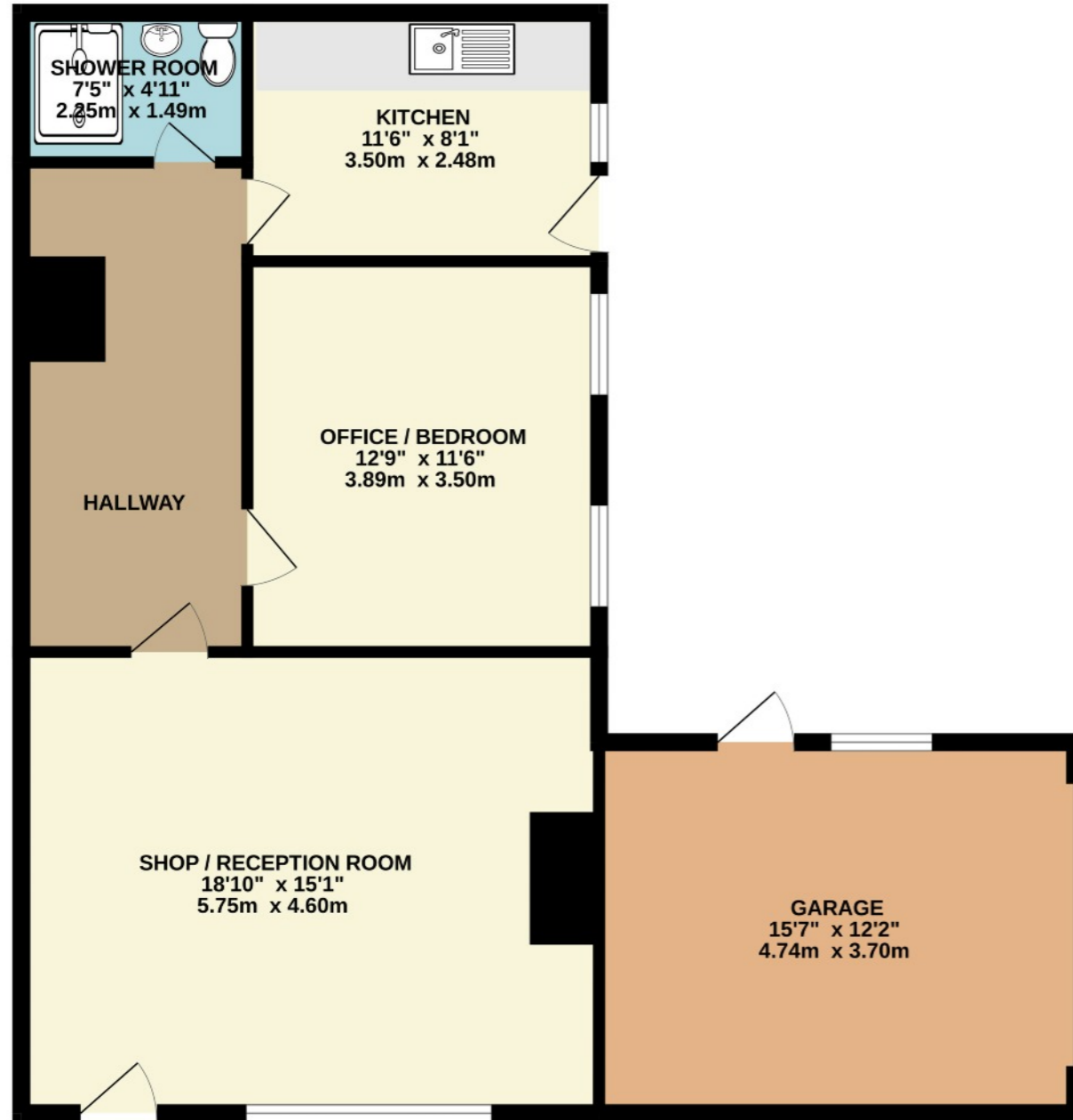
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## Floorplan - Ground Floor Shop

GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



## Additional Information

Energy Performance - TBC  
Council Tax Band - TBC  
Tenure - Freehold

TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

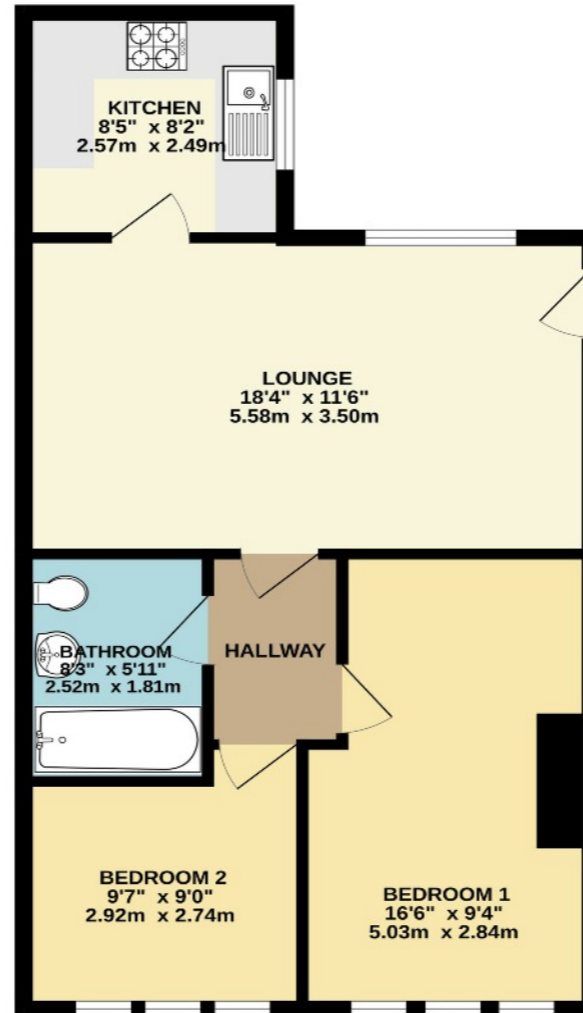
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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

FIRST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



**Floorplan - First Floor Apartment**

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