

Walker Singleton

FOR SALE

170 Oldham Road
Ripponden
Sowerby Bridge
HX6 4EB

- Stone Built Ground Floor Property
- 373 Sq Ft (34.65 Sq M)
- Located In Ripponden Village
- Ample Street Parking Available



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Location

The property occupies a prominent main road position along the busy A58 Oldham Road within the sought after and popular village of Ripponden. Halifax is situated approximately 6 miles to the North East. Convenient access is provided to the M62 Network at Junction 22.

Description

The property briefly comprises a stone built ground floor unit located along Oldham Road in Ripponden Village. The property has operated as a café for over 15 years, with the current lease expiring on 1st December 2024.

The property benefits from having a serving counter, customer seating area with wood panelled walls, wood effect flooring, suspended ceiling with inset LED & spot lighting, kitchen with stainless steel and tiled walls, storeroom, w/c facilities and a roller shutter on the door into the property.

There is ample free on street parking along Oldham Road.

We understand that all mains services are connected to the property. Please note these services have not been tried or tested and any interested party should satisfy themselves as to their suitability and condition.

Price

£110,000 For The Freehold

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Total approximate NIA	373	34.65

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £4,350.

EPC

The property has been assessed with an EPC rating of D (96).

Terms

The Freehold Interest of the property is available For Sale.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any selling transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

John Joe Wright

Direct Line: 01422 430020

Email: johnjoe.wright@walkersingleton.co.uk

Ref: 46290

Date: Apr-24



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