

Walker Singleton

FOR SALE

Dancroft Works
Gauxholme Fold
Rochdale Road
Todmorden
OL14 7PW

- Single Storey Industrial Unit With Two Storey Offices
- GIA 5,810 (539.75 Sq M)
- Freehold Opportunity
- Offered With Vacant Possession



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Location

The property is located along Gauxholme Fold on the periphery of Todmorden Town Centre. Gauxholme Fold is located off the A6033 Rochdale Road which is a short distance east.

The area is primarily serviced by a series of A Roads including the A6033 Rochdale Road which serves as the principal through-road for the area. In addition, Todmorden benefits from the A646 Burnley Road providing access to the wider Calder Valley northeast and Burnley to the northwest. The M62 Motorway is accessible at Junction 20 in Rochdale approximately 8½ miles distant whilst Junction 11 of the M65 Motorway is approximately 10 miles to the North West.

Description

The property briefly comprises a single storey industrial unit with two storey offices, canteen and w/c facilities.

The industrial unit has drive in access via an electric roller shutter door and benefits from having a solid concrete floor, three-phase electricity, sodium lighting, ambi-rad gas space heaters and pedestrian access via a personnel door. The adjoining two storey offices comprise of a reception area, office, canteen & w/c facilities to the ground floor with a three further offices to the first floor. Heating to the offices is provided by way of gas central heating.

The premises benefit from all mains services to include 3-phase electricity. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Price

£395,000 For The Freehold

- **Single Storey Industrial Unit With Two Storey Offices**
- **GIA 5,810 (539.75 Sq M)**
- **Freehold Opportunity**
- **Offered With Vacant Possession**

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Warehouse	4,584	425.82
Offices	1,226	113.93
Total approximate GIA	5,810	539.75

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 £13,750.

EPC

The property has been assessed with an EPC rating of C (54).

Terms

The Freehold Interest of the property is available For Sale with Full Vacant Possession.

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

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 17400 Date: Apr-24



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