

# Walker Singleton

## FOR SALE

Crown Works  
45 Rochdale Road  
Todmorden  
OL14 6LD

- Imposing stone built character industrial unit with offices and private yard
- Prominent main road position
- 3,647 Sq Ft (338.81 Sq M)
- Suitable for a variety of uses (STPP)



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**45 Rochdale Road**  
**Todmorden**  
**OL14 6LD**



## Location

The property is situated on Rochdale Rd within Todmorden Town Centre conveniently located for all town centre amenities and benefits from good road links directly to the main A646 Burnley Road.

## Description

The premises briefly comprises an imposing stone built industrial unit set in Todmorden town centre on the busy A6033 Rochdale Road.

The property has recently undergone a full refurbishment and offers well planned accommodation over two levels, presented to a high standard whilst maintaining its character features throughout. To the ground floor level the property benefits from having a reception area, board room, industrial unit, laboratory with an office and relevant male & female w/c facilities. To the first floor level is well presented, modern office accommodation and kitchen facilities.

Externally, the property has the benefit of a secure, gated yard which provides drive in access to the industrial unit via a steel roller shutter. Within the yard there is an electric car charging point and are two further stores, one with a steel roller shutter.

The property is heated via a gas fired central heating system. Mains services connected to the property include electricity, gas, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

## Price

**£330,000 For The Freehold**

- **Imposing stone built character industrial unit with offices and private yard**
- **Prominent main road position**
- **3,647 Sq Ft (338.81 Sq M)**
- **Suitable for a variety of uses (STPP)**

## Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground Floor	2,485	230.86
First Floor	815	75.71
Basement	347	32.24
<b>Total approximate GIA</b>	<b>3,647</b>	<b>338.81</b>

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 £6,600. The ingoing occupier may benefit from 100% small business rates relief.

## EPC

E (119).

## Terms

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

## VAT

VAT is not applicable.

## Legal Fees

Each party to be responsibly for their own legal fees incurred in any sales transaction.

## Viewing

For further information or to book a viewing please contact the Sole Selling Agent:

## Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

Ref: 38829

Date: Jun-24



**Walker Singleton**  
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