

# PROPERTY PARTICULARS

## RETAIL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE / TO LET**



**6 HALIFAX ROAD  
TODMORDEN  
OL14 5AD**

- Prominent retail / office premises
- Suitable for a variety of uses
- Character landmark building
- Ground floor area 120 sq.m. (1,293 sq.ft.)

## LOCATION

Centrally located within the heart of Todmorden town centre at the junction of Halifax Road and Rochdale Road. Halifax Road is the main retail thoroughfare through the town and adjacent occupiers include William Hill, One Stop, Boots and Lidle. The area also has a mix of quality independent retailers.

A free public car park is to the rear of the property on Dale Street.

## DESCRIPTION

Single storey former bank premises of traditional stone construction which provides an open plan sales / office area on the ground floor.

Internally feature panelling to all the walls. There is also a useful basement area for storage which also includes ladies and gents w.c.'s.

## ACCOMMODATION

|              |           |              |
|--------------|-----------|--------------|
| Ground Floor | 120 sq.m. | 1,293 sq.ft. |
| Basement     | 54 sq.m.  | 580 sq.ft.   |

## SERVICES

All mains services are available with the property heated via a gas fired hot water central heating system. It is the incoming tenant's / purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## PLANNING

The property was last used as a banking hall but would be suitable for a variety of uses including retail, office and leisure. It is the incoming tenant's / purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority. Further enquiries should be directed to Calderdale Council.



## RATING

The property has a current rateable value of £18,000 we are verbally informed by the Local Authority.

## TENURE

The property is held freehold.

## PRICE

**£275,000**

## RENTAL

**£17,500 PER ANNUM**

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## VAT

VAT is not charged on the sale price or the rental.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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