The South Bank, Stubbins Wharf, Hebden Bridge
Guide Price: £189,950
A unique opportunity has arisen to purchase 'The South Bank', an old coach house originally built at the time of the Rochdale Canal. Now converted to a workshop the building stands alongside the Rochdale Canal towpath and is few minutes walk into the town centre of Hebden Bridge. The premise has gas central heating, 3 phase electrical supply and telephone access. With an ample supply of double plug points throughout the building. The property has an alarm installed.

On the ground floor at car park level, entrance and work areas including kitchen area, shower room and WC.

Stairs lead to the upper level comprising an open plan room area with original wooden inner doors and bridge opening onto the canal side.

The building currently has D1 usage which includes some of the following. Art galleries, public and exhibition halls, education centres (non residential), clinics, health centres, crèches, day nurseries and consulting rooms. To quote the government website ref Class D 'the variety of activities that can fit these descriptions is great'. For full usage please consult the website www.gov.uk <http://www.gov.uk> go to planning and then class uses. Or consult the local planning department.

The South Bank stands within the Stubbing Wharf public house car park, the current owner have 'a right to park vehicles on the adjoining land being the car park' which are passed on through the freehold to the 'successors in title'. This includes 'visitors, licences, servants owners and occupiers'.

This two storey stone built detached commercial building measuring 695 Square Feet would make ideal offices for a solicitor or accountants who want premises with parking.

The building is within easy access to the town centre and Todmorden

The building is currently business rate free, double glazed throughout with security grilles on the ground floor windows

1 year old combination boiler, with 8 years warranty remaining

Features

- Two Storey Detached Commercial Building
- Ideal Offices For Solicitors / Accountants
- Excellent Location With Canal Views
- Allocated Parking Spaces
- EPC Rating: D 80
- NO Upward Chain

Description

++++++THIS TWO STOREY BUILDING IS FOR SALE AT £189,950 / OR TO LET AT £750.00 PER MONTH+++++++
Energy Performance Asset Rating

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient
These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.