

WESTLAKE & CO
CHARTERED SURVEYORS

**ATTRACTIVE ROADSIDE
PUBLIC HOUSE PREMISES
FOR SALE
FREEHOLD – VACANT POSSESSION**



**THE BIRD I'TH HAND,
ROCHDALE ROAD, TODMORDEN, OL14 6UH.**

- * Characterful public house premises *
- * Three ground floor trade rooms plus kitchen, and with private living quarters over *
- * Prominent roadside position fronting A6033 Todmorden/Littleborough Road *
- * Large site including car park (site area approx. .73 hectares/1.81 acres) *
- * Potential for alternative uses (subject to appropriate consents) *

*** PRICE £195,000 (OFFERS) ***
(The purchase price is subject to VAT)



The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT
Telephone: (01756) 748100 Fax: (01756) 748104

Email: info@westlakeandco.co.uk www.westlakeandco.co.uk

Particulars

(Information provided is for guidance purposes only – interested parties should satisfy themselves as to the accuracy of all details given)

The Bird I'th Hand is an attractive traditionally styled property probably dating from around the turn of the last century, stone built under a pitched stone roof and comprising three ground floor trade areas plus kitchen and having two bedroomed private living quarters over. Extensions at either side house toilets together with beer and kitchen stores – the accommodation throughout having an appealing 'olde worlde' ambience.

The property is prominently situated immediately adjacent to the busy A6033 road, within the residential hamlet of Warland, approx. five miles North East of Rochdale and 2½ miles South of Todmorden. Situated in very attractive rural surroundings the property overlooks the Rochdale Canal at the front, and the site itself including an area of land to the side/rear and in total approx. .73ha/1.81 acres, on three sides.

The property would be suitable for a continuation of licensed trade or other use (the latter capitalising on the position - subject to appropriate Planning Consent).

Accommodation:

Ground Floor: ENTRANCE VESTIBULE/LOBBY; BAR, 4.3m x 4.3m having servery to side and with part panelled walls and fireplace; DINING AREA, 4.3m x 4.3m with some velour upholstered seating to perimeter, beamed ceiling and fireplace; SNUG, 4.5m x 4.3m having beamed and boarded ceiling and with fireplace; GENTS' TOILETS; KITCHEN, 4.4m x 3.1m having non-slip floor and tiled walls plus double deep steel sink; PREP AREA, 4.7m x 2.0m; BEER CELLAR, 3.8m x 2.8m (ground level – loading to side); STORE, 3.9m x 2.8m (both maximum).

First Floor: LADIES' TOILETS off half landing and with adjoining STORE, 4.6m x 4.1m (potential bedroom – although with limited headroom).

PRIVATE QUARTERS comprising LANDING; SITTING ROOM, 4.3m x 4.0m; OFFICE, 2.5m x 2.4m; two BEDROOMS, 4.4m x 3.1m and 4.4m x 3.5m; SHOWER ROOM having tiled floor and part tiled walls with shower cubicle, w.c. and wash basin.

The accommodation extends to approx. 265.0sq.m./2,850sq.ft. on ground/first floors (gross internal).

Externally: Part surfaced CAR PARK at side and with private PARKING/DELIVERY AREA adjoining beer cellar. Further area of grassland beyond.

Decked SMOKING AREA to front.

The site extends to approx. .73 hectares/1.81 acres.

Rates: Public House: RV £6,800. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £2,767.60. The living accommodation has been placed in Band A for Council Tax purposes.

Services: All mains services are believed to be available. No services/installations have been tested.

Trade Furnishings & Equipment: Please note that the sale does not guarantee inclusion of any specific fixtures/fittings, furnishings and equipment. Some items may be in-situ on the date of completion, although in respect of which no legal Title is offered and no inventory will be prepared. All vending/AWP machines, beer raising/cooling equipment and corporate signage are excluded from the sale. None of the equipment/appliances have been tested.

Licence: Premises Licence (VEPREM0168) – permitted Trading Hours: Monday-Saturday 11a.m. – 12.30 a.m.; Sunday 12noon – midnight.

Planning: Interested parties should make planning enquiries via Calderdale Borough Council (telephone 01422 357257).

Price: £195,000 – offers. The purchase price will be subject to V.A.T.

Viewing: Strictly by arrangement with the sole agents – 01756 748100.



Date of preparation: 8th July 2010.