

FOR SALE

Detached three-storey former Club/Hotel
with car-park

467 sq m (5,027 sq ft)



80 Molesworth Street, Rochdale OL16 2AW

- Prominently located late 1800's built commercial building
- Planning Permission (April 2019) for change of use to 10 flats/HMO
- Main road position well placed for access to all local amenities and services
- Secure rear car-park
- Freehold title
- In need of internal refurbishment

01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

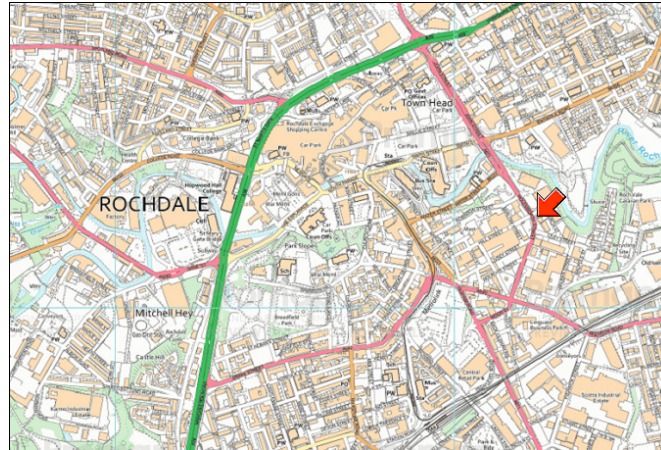
80 Molesworth Street, Rochdale

Description

The property comprises a detached three-storey structure which may have originally been built as a public house in the late 1800's.

It is of brick construction with rendered front elevation, beneath a pitched roof overlaid with concrete tiles. Windows comprise upvc double-glazed casements.

Location



Location is on the eastern periphery of Rochdale town centre within easy walking distance of all local amenities and services including the shopping centre, Transport Interchange and Metro-link tram into Manchester.

It occupies a prominent position fronting a busy main road. There is a small retail park nearby containing TK Maxx and Home Bargains stores.

Accommodation

Ground floor

Central entrance vestibule

Hall

with staircase

6 rooms

Former kitchen

Storeroom

Shower room

Toilets

Rear entrance lobby

First floor

Landing

with staircase to second floor

Bolton Marshall
Victoria Buildings,
9-13 Silver St, Bury, BL9 0EU

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9 rooms
3 shower rooms
Bathroom
Toilet

Second floor

Large open-plan room
2 partitioned toilets and bathroom or shower room

Basement

Disused cellars (not inspected)

Services

All mains services are believed to be connected.

Tenure

Tenure is freehold (HM Land Registry Title No. GM638218)

Town Planning

Planning Permission was granted by Rochdale Borough Council on 17th April 2019 for change of use to a House in Multiple Occupation (HMO) and 10 flats, with external alterations to the rear elevation including removal of external staircase and reconfiguration of car-park area.

Further details including floor plans are available on the Planning section of the Borough Council's website.

Energy Performance Certificate

The property has an EPC with a rating of E107. It was issued on the 24th September 2013.

Council Tax

The property is in Council Tax Band E.

Terms

Offers invited in excess of **£250,000**.

Viewing

By appointment with this office: 01706 638341 or Contact: Andrew Ashworth 07887 495225
aa@longdencook.com or Paul Marshall 07976 431294 psm@boltonmarshall.co.uk

Ref: 19/A195

Date: 23rd May 2019

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