

# TO LET

RESTAURANT BUILDING / SUITABLE FOR ALTERNATIVE USE

(Subject to consents)



markwarburton

CHARTERED SURVEYORS



LONG ESTABLISHED FORMER RESTAURANT BUILDING SUITABLE FOR ALTERNATIVE USES (subject to consents)

1,600 sq. ft (149 sq. m)

78-80 CHURCH STREET, LITTLEBOROUGH, ROCHDALE,  
OL15 8AU

## PROPERTY DESCRIPTION

The property has traded as a restaurant for a period of around 30 years, as a Chinese/Cantonese establishment and was very popular.

It is a traditional village centre end of terrace two storey stone building with a pitched stone tiled roof and is arranged internally to accommodate diners' reception area with bar through to a main dining area with kitchen and ancillary/WC facilities to the rear

The upper floor provides two rooms in previous use as storage and preparation areas.

Close by free car parking facilities within the village.

# PROPERTY LOCATION

The property occupies a very prominent position within the centre of Littleborough in a well-established retail, commercial and residential locality.

Fronting directly onto Church Street the main route through the village the property is well placed close by to a host of local operators, retailers, professional services, offices, restaurants/take away and high time uses.



# PHOTOS



## SERVICES

We understand that all mains' services are available at the property, gas, electricity, water, and drainage.

Heating is provided by gas fired Combi boiler central heating system with panel radiators.

## RATES

Ratable Value £13,750.

## ENERGY PERFORMANCE

Certificate available on request.

## TERMS

The property is available under the terms of a new lease on terms to be agreed and subject to an initial rent of £17,500/annum.

## VIEWING

Mark Warburton Chartered Surveyors  
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The floorspace extends to 1,600 sq ft made up as follows:

Ground Floor: Reception & Bar	342 sq. ft	32 sq. m
Ground Floor: Dining Area	419 sq. ft	39 sq. m
Ground Floor: Kitchen	178 sq. ft	17 sq. m
Ground Floor: Ancillary / WC Areas	147 sq. ft	14 sq. m
First Floor: Room 1	268 sq. ft	25 sq. m
First Floor: Room 2	246 sq. ft	23 sq. m
<b>Total:</b>	<b>1,600 sq. ft</b>	<b>150 sq. m</b>

## SUMMARY:

- Centre of village position.
- Close to village amenities, free local car parking and transport links.
- Alternative professional uses, offices, consulting rooms etc.
- Change of use is subject to consent.

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