



BRIDGE ROYD WORKS



HALIFAX ROAD | TODMORDEN | OL14 6DF

STONE BUILT WAREHOUSE AND OFFICES ON **1.75 ACRES** PLOT



PROPERTY HIGHLIGHTS

- ◆ **Substantial stone built** manufacturing premises occupied by the same company since the 1850's
- ◆ Main road frontage located between **Todmorden** and **Hebden Bridge**
- ◆ **Potential development opportunity** (subject to obtaining the necessary planning consent)
- ◆ **Stone-built warehouse, yard and offices** on a **1.75 acre plot**
- ◆ Substantial power supply with an **onsite sub-station**
- ◆ Property comprising of **warehouse, workshop and offices** extending to over **62,750 sq ft (5,829 sq m)**
- ◆ **Ideal opportunity** for a landlord to split and rent out the site in parts
- ◆ Car park for **25 vehicles**
- ◆ **Extremely rare freehold** site ideal for various uses





LOCATION

The property is located on the A646 between Hebden Bridge and Todmorden.

The site is approximately 2.5 miles from Hebden Bridge and approximately 1.5 miles from Todmorden and runs parallel with the railway station and river Calder.

DESCRIPTION

A substantial stone built manufacturing premises occupying a main road position fronting **Halifax Road in Todmorden.**

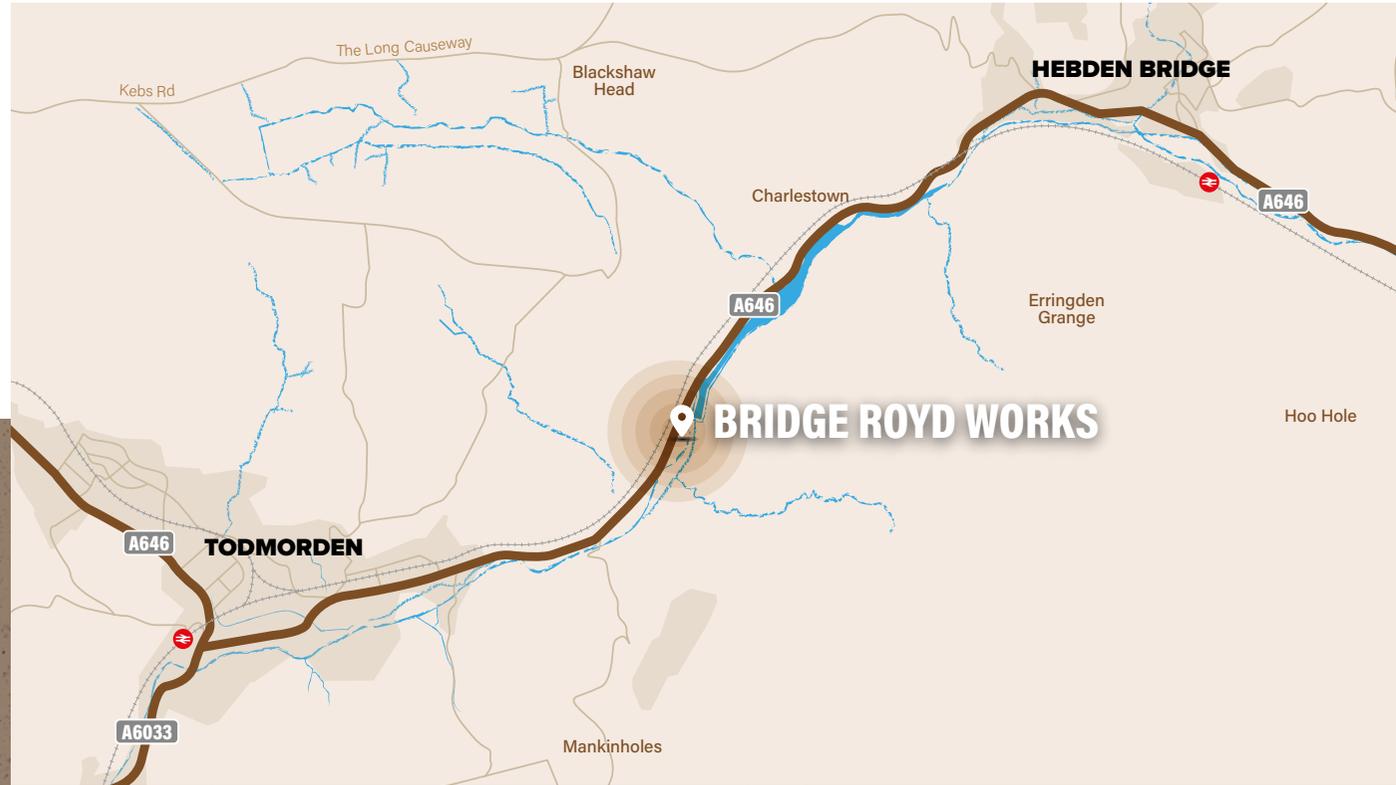
The site has been occupied by Brisbane Moss since the mid **1800's** and comprises of various interconnecting stone buildings with a **large car park and yard** at the rear of the site.

The site extends to **approximately 1.7 acres** and currently offers workshop space, warehouse space, stores and offices arranged over **three levels**. The property would suit various uses and is available to the relocation of the existing company.

ACCOMMODATION

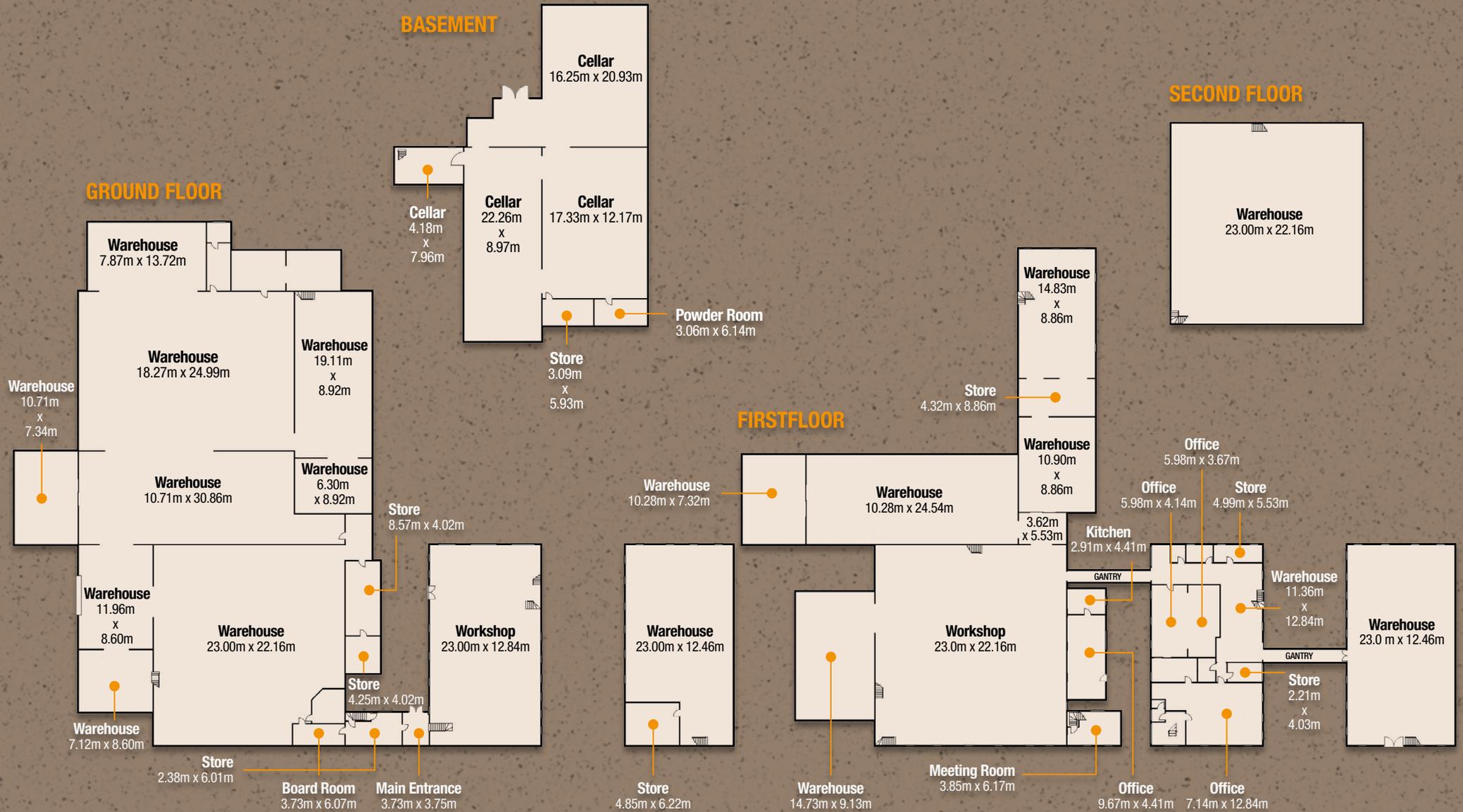
The property has not been measured however according to the VOA it extends to the following approximate floor areas:

DESCRIPTION	SQ FT	SQ M
GIA	62,752.5	5,829.7





FLOOR PLANS



Some floors have been moved for illustration purposes



BUSINESS RATES

We have been informed by the valuation office website that the Rateable Value for the property is **£49,000** with rates payable being **£24,451**

For further information please contact **Calderdale Borough Council** on **01442 288002**.

SERVICES

The property has mains gas, mains water, and a substantial power supply from its own sub-station.

SERVICE RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

VAT

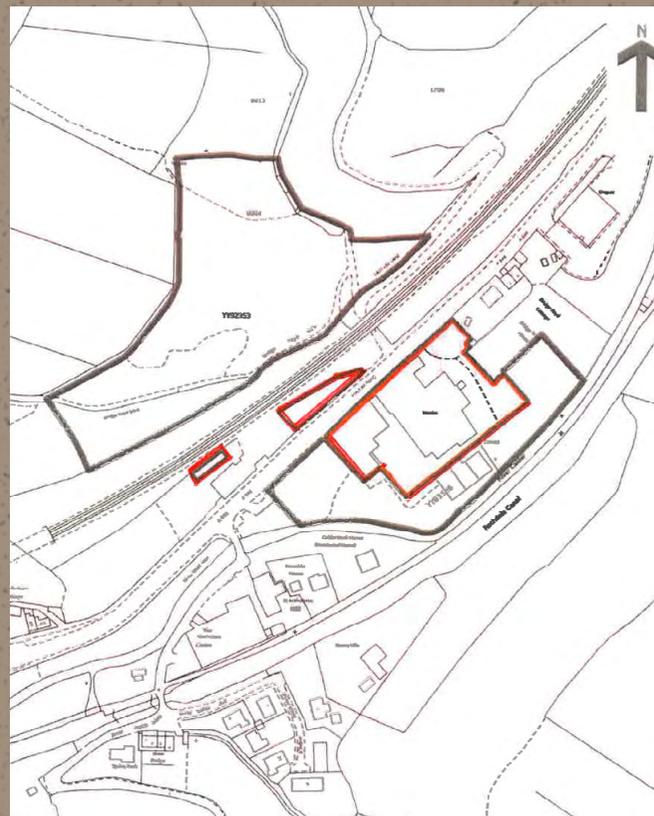
Whiteacres have been advised the property is not elected for VAT however this information must be checked and verified by a purchaser prior to making any legal commitment.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

Misdescription: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability. Designed and produced by Creativeworld T: 01282 858200. JULY 2025.

SITE PLAN



PURCHASE PRICE

Offers in the region of **£650,000**

VIEWINGS

Please contact the agents:

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