



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

FORMER PUBLIC HOUSE PREMISES & CAR PARK

**FORMER TRIANGLE INN, ROCHDALE ROAD,
TRIANGLE, SOWERBY BRIDGE, HX6 3NE**

572.80m² (6,166 sq ft)

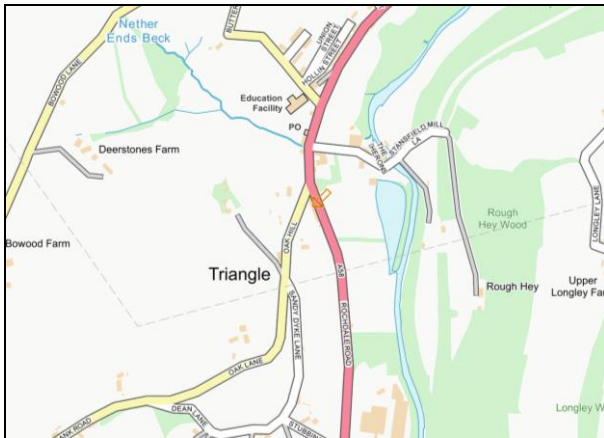


- Prominent main road position
- Refurbishment opportunity
- Useful car park

0113 2348999

Location

The premises are located fronting Rochdale Road (A58) at its junction with Oak Hill in the small village of Triangle approximately 1.5 miles south west of Sowerby Bridge and 4 miles south west of Halifax.



Description

The premises comprise a Grade II Listed dilapidated former public house built over 3 floors together with attic space. Most of the wiring has been removed and the heating system has been vandalised.

There is space for car parking at the northern elevation and on the opposite side of Rochdale Road is a large car park presently with space for at least 30 cars.

Accommodation

Description	M ²	(sq ft)
Ground floor pub	130.00	(1,400)
First floor living accommodation	197.67	(2,128)
Second floor living accommodation	200.50	(2,158)
Third floor	44.63	(1,443)
Total	572.80	(6,166)

Listing

The property is Grade II Listed (SB 15/207). The public house dated from the late 18th century and the village is said to have taken its name from the pub – as well as having notable window features (Venetian and Diocletian) there is a First World War Memorial in aedicule form.

Services

The services and installations have not been tested and prospective purchasers must satisfy themselves with regards to condition and capacity. The majority of the wiring has been removed and heating system vandalised.

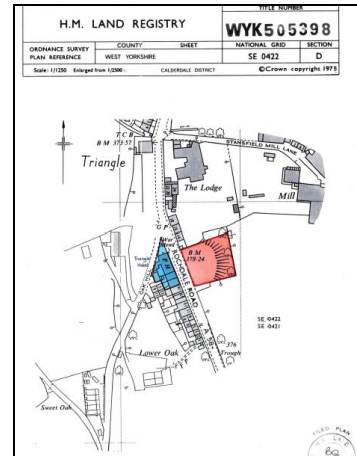
Rating

From our enquiries of the local Rating Authority website we understand the premises are currently assessed as Public House & Premises with a rateable value of £5,000.

Planning

Conversion of part of the ground floor and upper floor to form three flats, managers flat and internal and external alterations including extension and communal garden area to rear (reference 11/00849/FUL) was given consent in August 2011.

Proposed renovation and refurbishment of the former Triangle Inn to provide 4 flats/apartments and development of 5 dwellings on part of the associated car parking area (17/01236/FUL) was refused and dismissed at appeal in January 2019.



Price

Offers in the region of £200,000 are sought for the benefit of the freehold interest in the building and car park.

VAT

All prices are quoted exclusive of VAT.

Energy Performance Certificate

The current EPC expires in March 2019 and it is assumed a new EPC will be obtained post refurbishment.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Richard Barker
Ben Preston

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Our Ref: 2793/A/RB
February 2019

Subject to Contract



Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.