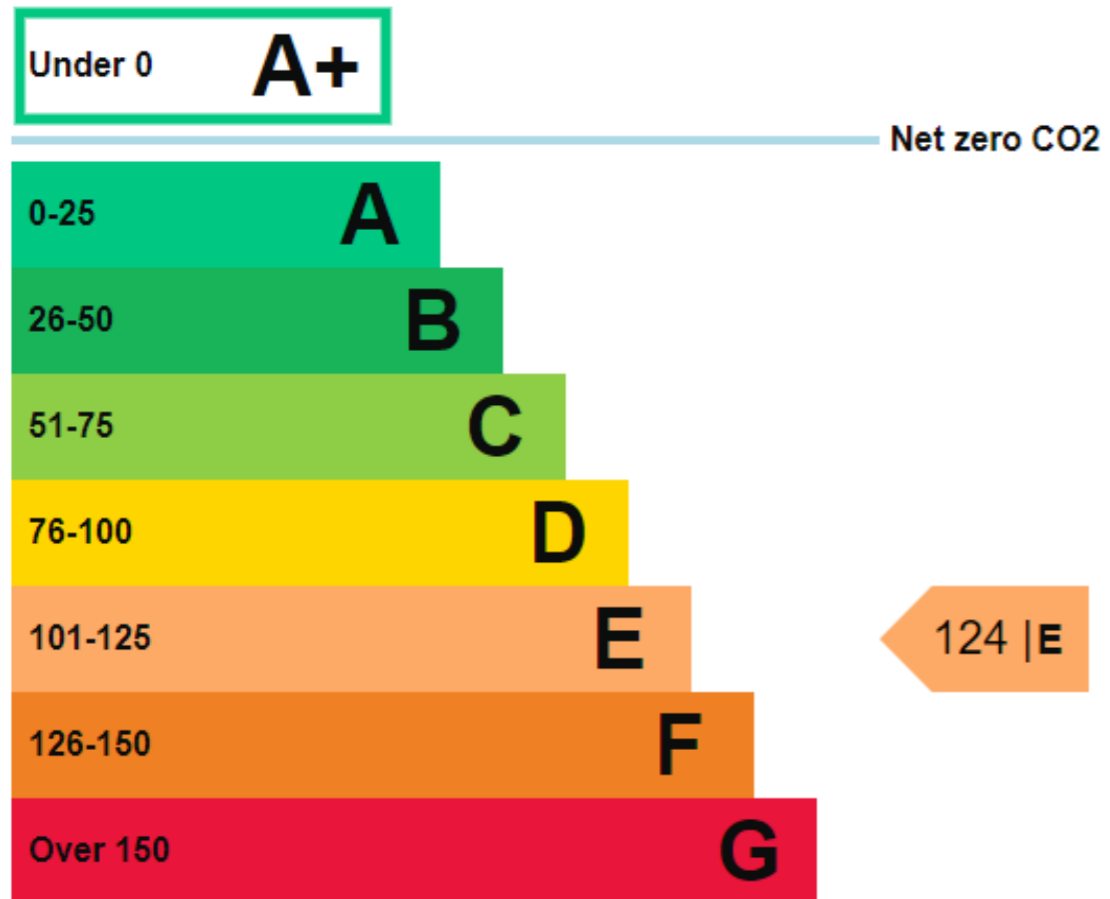


EPC Rating



Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our the complaints handling procedure and we will send it on to you. The CHP it is also available on our web site.



Townsford Mill  
Restaurant



Restaurant Premises

OIRO £39,950  
per annum

Nearing the completion of its renovation, and covering the whole of the ground floor of this historic listed building are these stunning restaurant premises overlooking the river, with ample parking facilities, and rear terrace.

FEATURES

- CENTRAL LOCATION
- RE-FURBISHED
- AMPLE PARKING
- OUTSIDE SPACE
- STUNNING QUIRKY FEATURES

EPC—E



Bar Area



Main Restaurant Floor



Kitchen

**MAIN RESTAURANT FLOOR 18.10 X 9.38**

Packed full of features including the old mill fittings, multiple windows opening over the river, and glass floor over the river/mill workings. Central bar area constructed from local legend Keith Flints bed, with intricate metal work featuring gargoyles. Access to rear terrace. Open to: -

**KITCHEN 7.40 X 4.83**

Fitted in complete stainless steel, with many prep areas and machines already in **situ**.

**REST ROOM 5.27 X 3.18 OVERALL**

Newly fitted and sub divided into disabled WC, ladies and gents' toilets.

**ENTRANCE LOBBY 5.64 X 1.26**

Double aspect doors, and double doors opening to restaurant floor

**TERRACE**

to the rear, and accessed from main restaurant floor. Overlooking the river.

In total 2,384.2 sq ft (excluding terrace and entrance lobby)

Lease terms negotiable

[www.oswicks.co.uk](http://www.oswicks.co.uk)

01787 477559

[info@oswicks.co.uk](mailto:info@oswicks.co.uk)



Bar Area



Rear Car Park