

PRIME CORNER UNIT TO LET

44-46 Yorkshire Street, Rochdale, OL16 1JW

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London, W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

• Prime corner location in busy Manchester suburb

LOCATION

Rochdale is a large, busy market town located 15 miles north-east of Manchester and 30 miles south-west of Leeds.

The subject property is situated on the prime pedestrianised section of Yorkshire Street and occupies a prominent position between the entrances of the towns two covered shopping centres.

The town is home to a variety of other multiple retailers including **M&S** adjacent to the subject property, **River Island**, **JD Sports**, **WH Smith**, **Boots** and **Superdrug**.

ACCOMMODATION

The premises will provide the following approximate net internal floor areas:-

Ground Floor Sales:	372 sq m	4,007 sq ft
Lower Ground Floor:	125 sq m	1,344 sq ft
Basement Ancillary:	84 sq m	905 sq ft
First Floor Ancillary:	358 sq m	3,859 sq ft

RENT

£95,000 per annum exclusive of rates and VAT (if applicable).

RATES

Rateable Value (18/19) - £93,000

Interested parties should confirm these figures with Rochdale Borough Council (01706 647 474).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

***Plans and further information available upon request**



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey

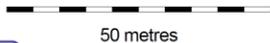
020 7182 7493

nick@fawcettmead.co.uk

Subject to Contract



Rochdale



Experian Goad Plan Created: 15/08/2018
Created By: Fawcettmead



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