



FREEHOLD INVESTMENT OPPORTUNITY

For Sale

84 - 86 Yorkshire Street, Rochdale, Lancashire OL16 1JN

- Freehold mixed use investment opportunity
- Property extends to 5,665 sq. ft. (523.31 sq m)
- Ground floor let on a renewed 5 year lease from 2022
- Vacant first & second floor offices with development potential (STP)
- Passing rent - £25,000 with an ERV of £35,000
- Offers based on £350,000 are invited



LOCATION

The property is prominently situated on the east side of Yorkshire Street, Rochdale's prime pedestrianised retail thoroughfare. The property is adjacent to the Wheatsheaf Shopping Centre which houses occupiers including Peacocks, New Look, Argos and Wilkinsons and approximately 100 metres from the entrance to The Exchange Shopping Centre. Other nearby occupiers include Marks & Spencer, Lloyds Bank, Santander and Specsavers.

DESCRIPTION

The property comprises a ground floor retail unit with basement ancillary accommodation and self contained office accommodation on the first floor and second floors accessed from Yorkshire Street.

ACCOMMODATION

Basement - 1,109 sq. ft (103.01 sq m) of retail space
Ground Floor - 1,512 sq. ft. (140.50 sq m) of retail space
First Floor - 1,489 sq. ft. (138.30 sq m) of office space
Second Floor - 1,545 sq. ft. (143.50 sq m) of office space

TENANCY INFORMATION

Ground Floor - Let to Poundzone (North West) Limited T/a Poundzone at a passing rent of £25,000 per annum
First Floor - Vacant

Total Income - £25,000 per annum.

PRICE

Offers in the region of £350,000 are sought for the freehold interest, subject to the existing tenancy.

TENURE

Freehold, subject to the existing tenancy.

EPC

Available upon request.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

VALUE ADDED TAX

We are advised that VAT is not applicable. However, if VAT is payable, then it is anticipated that the sale will be dealt with by way of a TOGC.

FURTHER INFORMATION AND VIEWINGS

Please contact Bond Wolfe on 0121 525 0600 or email agency@bondwolfe.com.

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