



SHOPPING CENTRE PROPERTY / CLASS A1

61-62 Market Way Rochdale Exchange Shopping Centre, Rochdale



Rent: £45,000 PA

Area

1,635 Sq ft / 152 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

Rochdale Exchange Shopping Centre is the town's principal covered shopping centre extending to approximately 29,729 sq m (320,000 sq ft) with 850 on site car parking space.

The scheme is home to Poundland, River Island, WH Smiths, Boots, Home Bargains and Iceland.

The unit is located in a prime position close to the main entrance to the scheme. Nearby retailers include O2, Card Factory, Greggs and Costa.

Demise:	Sq Ft	Sq M
Ground Floor	1635	151.9
First Floor	1148	106.65

Rent:

We are seeking rental offers in the order of £45,000 per annum exclusive.

Tenure:

The unit is offered on a new 10 year full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The unit has a 2017 rateable value assessment of £56,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2018 stands at approximately £16,347.85.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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