



TO LET

131 Yorkshire Street, Rochdale OL16 1DS

PROMINENT TOWN CENTRE COMMERCIAL PREMISES THAT ARE HIGHLY
VISIBLE FROM TWO OF THE BUSIEST MAIN ROADS IN ROCHDALE

- Recently refurbished throughout
- 4,464 sq.ft. (414.7 sq.mtrs)
- Suitable for a variety of uses subject to P.P



RENTAL: £35,000 +VAT
VIEWING: BY APPOINTMENT THROUGH

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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131 Yorkshire Street, Rochdale

LOCATION

property is situated in a prominent position within the Town Centre on Yorkshire Street, yet also prominent to the junction with John Street, St Mary's Gate, Whitworth Road and the A58 Yorkshire Street.

GENERAL DESCRIPTION

Ground floor retail unit with large sales window with recessed electric sliding door entry. Suspended ceiling with climate control / air conditioning & fluorescent tube and spotlights. There is also an office located at the front of the sales area.

To the rear of the premises is a Stock Room with suspended ceiling, fluorescent lighting and WC facilities. Leading to a loading area with scissor lift and a good sized loading door.

There is pay & display car parking to both the front and rear of the property.

FLOOR AREAS

The property is arranged at ground floor level and comprises the following approximate floor areas :-

Sales area - 3,402 sq.ft. (316 sq.mtrs)
Office - 107.6 sq.ft. (10 sq.mtrs)
Stock Area & Ancillary - 488 sq.ft. (45.3 sq.mtrs)
Loading & Stock Area - 467 sq.ft. (43.3 sq.mtrs)
Total - 4,464 sq.ft. (414.7 sq.mtrs)
Net Internal Frontage - 12.3 mtrs (40'3")
Splay Window - 3.8 mtrs (12'4")

TERMS

The property is offered 'To Let' by way of a new effective full repairing and insuring lease for a term to be agreed at an asking rent of £35,000 per annum.

RATING

According to the Valuation Office Agency's 2025 rating list, the property is assessed for rates as follows:

Rateable Value - £26,250

VAT

Finance Act 1989 - unless otherwise states all prices and rents are quoted exclusive of VAT.

EPC - Available on request.

FURTHER INFORMATION AND VIEWING IS STRICTLY BY APPOINTMENT WITH SOLE AGENTS

BARTON KENDAL - 01706 353794 - contact Marc Wright.

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