

To Let



Rochdale

28 Market Place, Exchange Shopping Centre

Ground Floor: 630 sq ft (58.53 sq m)

Rent on Application

Subject to Securing Vacant Possession

Location & Description:

- **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 Home Bargains, Poundland, Iceland, Emmaus Department Store and WH Smith.**
- **The unit is located close Poundland, Home Bargains and Iceland.**

Demise:

Ground Floor 630 sq ft (58.53 sq m)
Ancillary 1,746 sq ft (162.21 sq m)

Rent:

Available upon request.

Lease:

New 10 year full repairing and insuring lease subject to upwards only rent review at the end of year 5.

Service Charge:

On-account service charge stands at approximately £11,689.

EPC:

Energy Performance Rating Assessment - E.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £6,000.

Date Prepared:

April 2024.

Contact Us:

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Rochdale



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