

To Let



Rochdale

Unit 4-5 Market Way, Exchange Shopping Centre

Ground Floor: 2,023 sq ft (187.94 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 spaces.**
- **The scheme is home to Home Bargains, Poundland, Iceland, Emmaus Department Store and WH Smith.**

Demise:

Ground Floor 2,023 sq ft (187.94 sq m)
Ancillary 948 sq ft (88.07 sq m)

Rent:

Available upon request.

Lease:

New 10 year FRI lease, subject to rent review at the 5th year.

Service Charge:

On-account service charge stands at approximately £15,744.

EPC:

Energy Performance Rating Assessment - D.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £31,750.

Date Prepared:

April 2024

Contact Us:

Gary Crompton

07554 402314

gary@barkerproudlove.co.uk

Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk

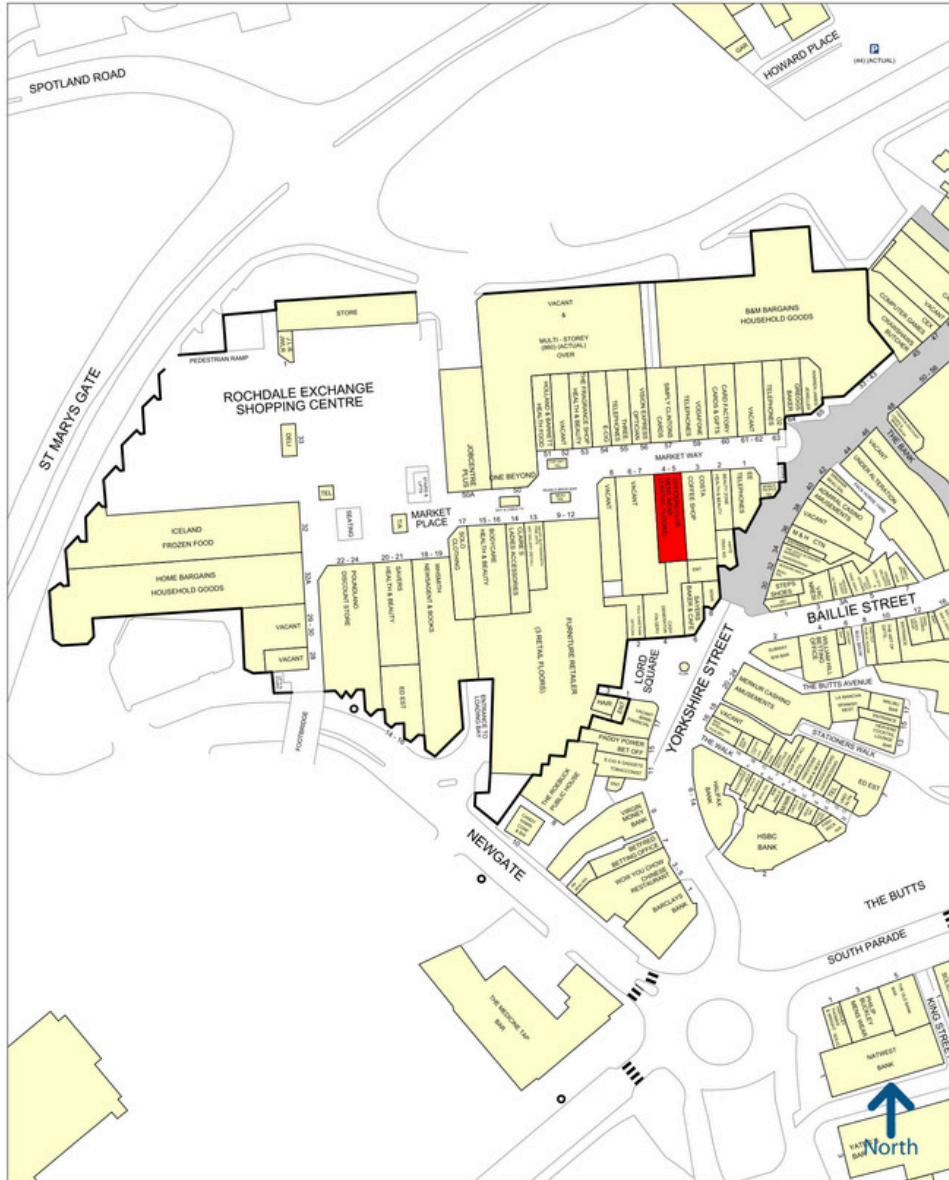
Jack Deakin

07591 835782

jack@barkerproudlove.co.uk



Rochdale



50 metres

Experian Goad Plan Created: 29/04/2024
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