

To Let



Rochdale

Unit 61-62 Market Way, Exchange Shopping Centre

Ground Floor: 1,635 sq ft (151.9 sq m)

Rent on Application

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.**
- **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:

Ground Floor 1,635 sq ft (151.9 sq m)
First Floor 1,148 sq ft (16.65 sq m)

Rent:

Available upon request.

Lease:

New 10 year FRI lease subject to upward only rent review at year 5.

Service Charge:

On-account service charge stands at approximately £12,722.

EPC:

Energy Performance Rating Assessment - D.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £29,000.

Date Prepared:

April 2024.

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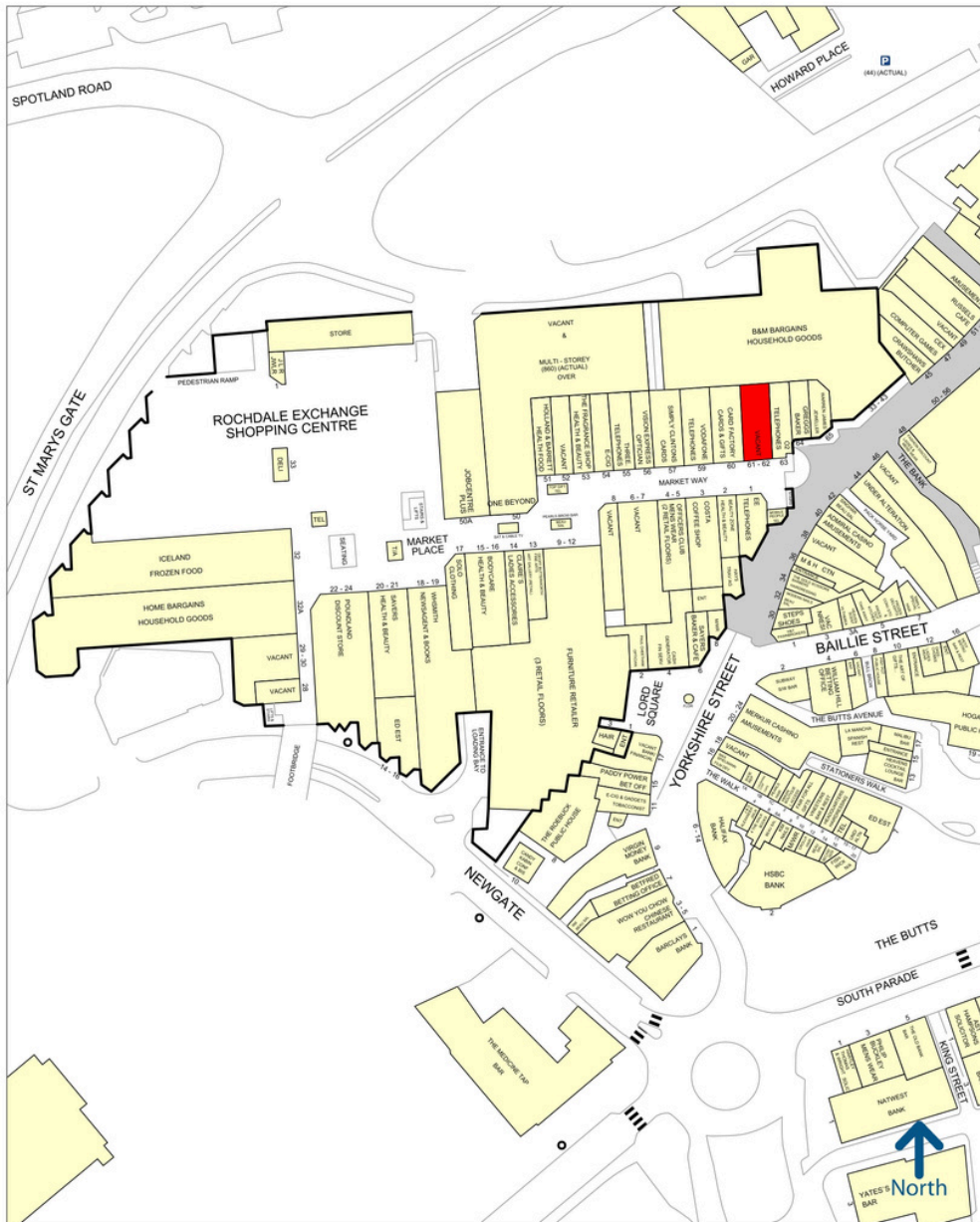
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Rochdale



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