

# To Let



## Rochdale

12-13 Market Place, Exchange Shopping Centre

Ground Floor: 989 sq ft (91.88 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 Claires and Emmaus.

### Demise:

Ground Floor 989 sq ft (91.88 sq m)  
Basement Store 600 sq ft (55.7 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 £18,299.

### EPC:

Energy Performance Rating Assessment - E.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £14,750.

### Date Prepared:

April 2024.

### Contact Us:

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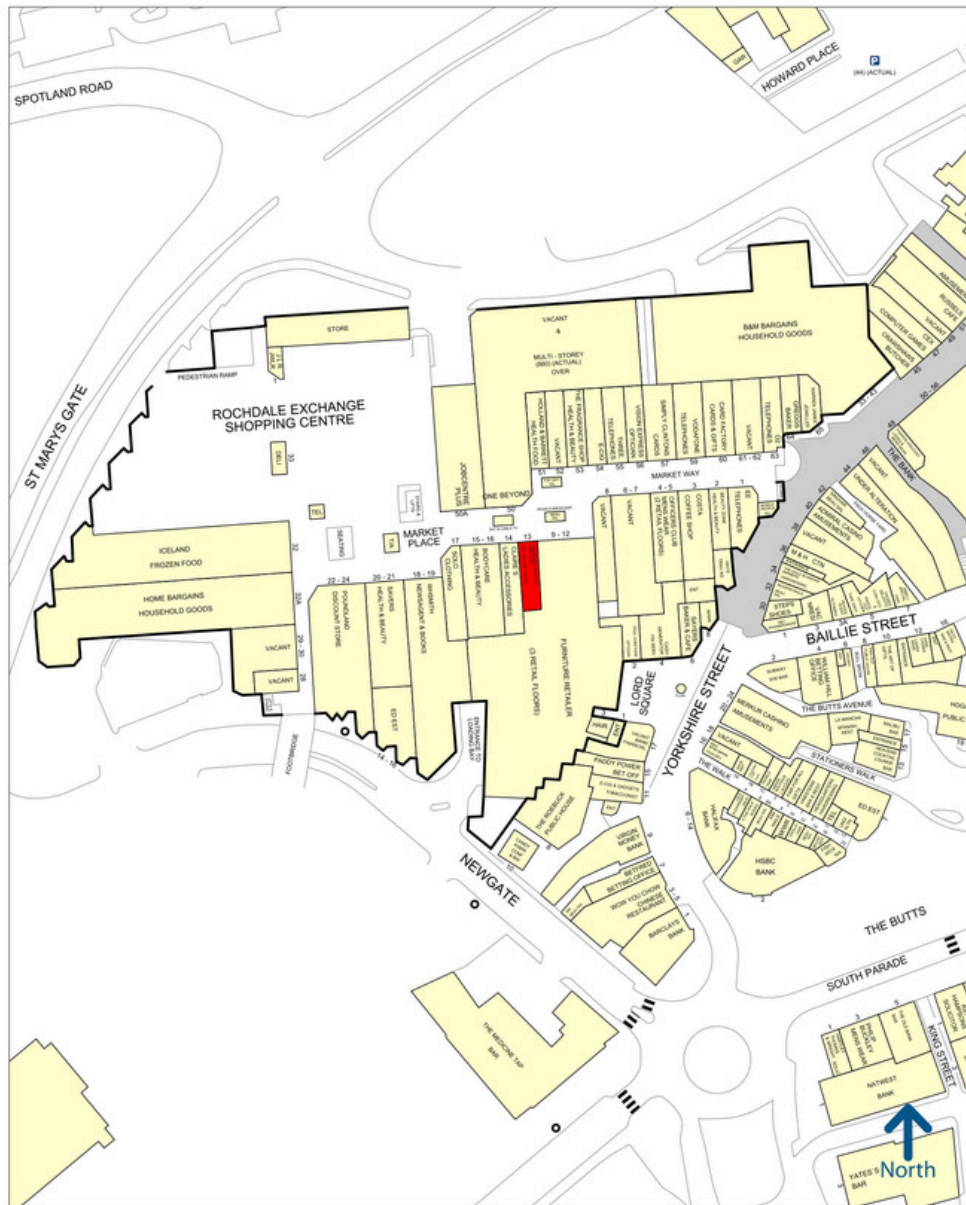
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Rochdale



50 metres

Experian Goad Plan Created: 29/04/2024  
Created By: Barker Proudlove Ltd



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