

SHOPPING CENTRE PROPERTY / CLASS A1**12-13 Market Place Exchange Shopping Centre, Rochdale****Rent: On application****Ground Floor Area****989 Sq ft / 92 Sq M****TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: gary@barkerproudlove.co.uk****Jon Lovelady****Mob: 07717 661389****Email: jon@barkerproudlove.co.uk****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk**

Location:

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:

	Sq Ft	Sq M
Ground Floor Sales	989	91.88
Basement Store	600	55.7

Rent:

Available upon application.

Tenure:

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The unit has a rateable value assessment of £14,750

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the current year is £18,299.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

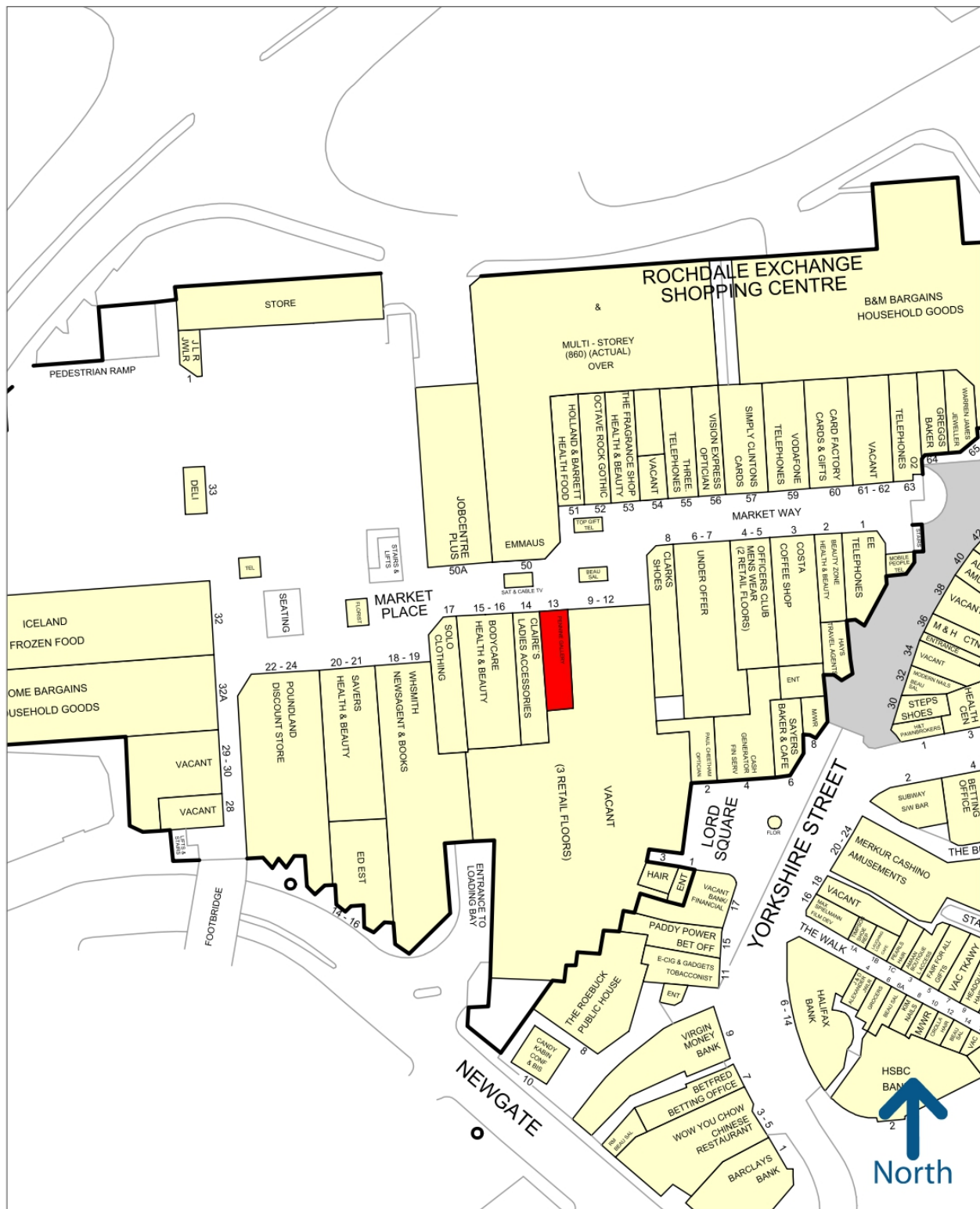
January 2024

Subject to Contract

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Rochdale



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