



**barkerproudlove**  
retail property consultants

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## SHOPPING CENTRE PROPERTY / CLASS E

52 Market Way Exchange Shopping Centre, Rochdale

SUBJECT TO SECURING VACANT POSSESSION



**Rent: On application**

**Ground Floor Area**

1,143 Sq ft / 106 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**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.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,143	106.19
Ancillary	348	32.33

**Rent:**

Rent available on application.

**Business Rates:**

The premises currently has a rateable value of £18,750. For further details visit Gov.uk or contact the business rates department at 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the current year stands at approximately £7,712.

**EPC:**

Energy Performance Asset Rating - C

**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:**

December 2023

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Rochdale

