

## To Let



## Rochdale

28 Market Place, Exchange Shopping Centre

Ground Floor: 630 sq ft (58.53 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 space.
- The scheme is home to Home Bargains, Iceland, One Beyond and WH Smith.
- The unit is located close Home Bargains and Iceland.

### **Demise:**

Ground Floor 630 sq ft (58.53 sq m)

Ancillary 1,746 sq ft (162.21 sq m)

### **Rent:**

Available upon request.

### **Lease:**

New 10 year full repairing and insuring lease subject to upwards only rent review at the end of year 5.

### **Service Charge:**

Available upon request.

### **EPC:**

Energy Performance Rating Assessment - E.

### **Legal and professional fees:**

Each party to bear their own costs.

### **Rating Assessment:**

Rateable Value (April 2023) - £6,000.

### **Date Prepared:**

July 2025.

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### **Contact Us:**

#### **Gary Crompton**

07554 402314

[gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

#### **Jon Lovelady**

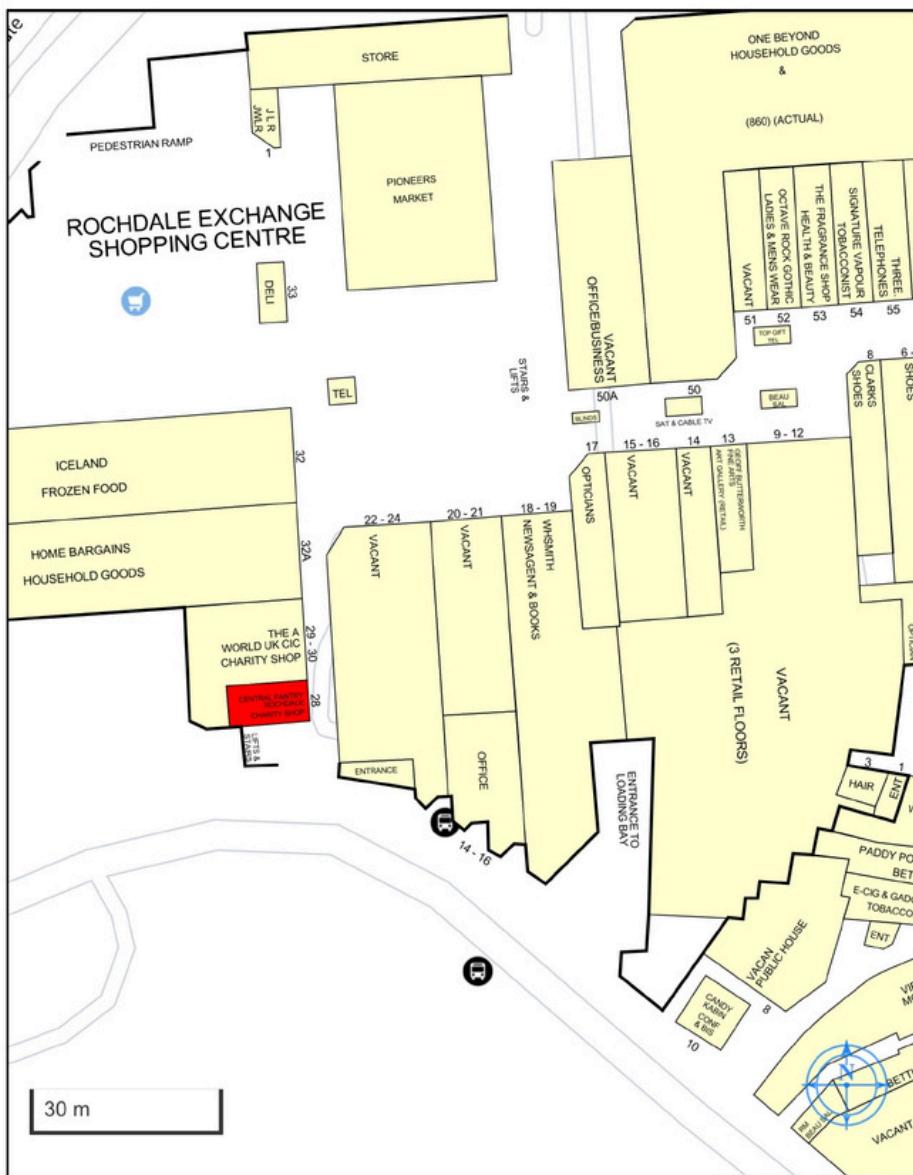
07717 661389

[jon@barkerproudlove.co.uk](mailto:jon@barkerproudlove.co.uk)



Rochdale (28 Market Place Goad)

Modified: 07-Jan-26 15:10:33 / Surveyed: 28-Jul-25



Copyright and confidentiality © 2025  
Experian. All rights reserved.  
© Crown Copyright and database  
rights 2025 AC0000807366

Experian Goad Plan Created: 07/01/2026  
For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) |  
[salesG@uk.experian.com](mailto:salesG@uk.experian.com)