



SHOPPING CENTRE PROPERTY / CLASS E
28 Market Place Exchange Shopping Centre, Rochdale
SUBJECT TO SECURING VACANT POSSESSION



Rent: On application
Ground Floor Area
630 Sq ft / 59 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 space.

The scheme is home to Home Bargains, Poundland, Iceland, Emmaus Department Store and WH Smith.

The unit is located close Poundland, Home Bargains and Iceland.

Demise:	Sq Ft	Sq M
Ground Floor	630	58.53
Ancillary	1,746	162.21

Rent:

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 premises currently has a rateable value of £6,000. 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

Service Charge:

The on-account service charge for the current year stands at approximately £11,689.

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.

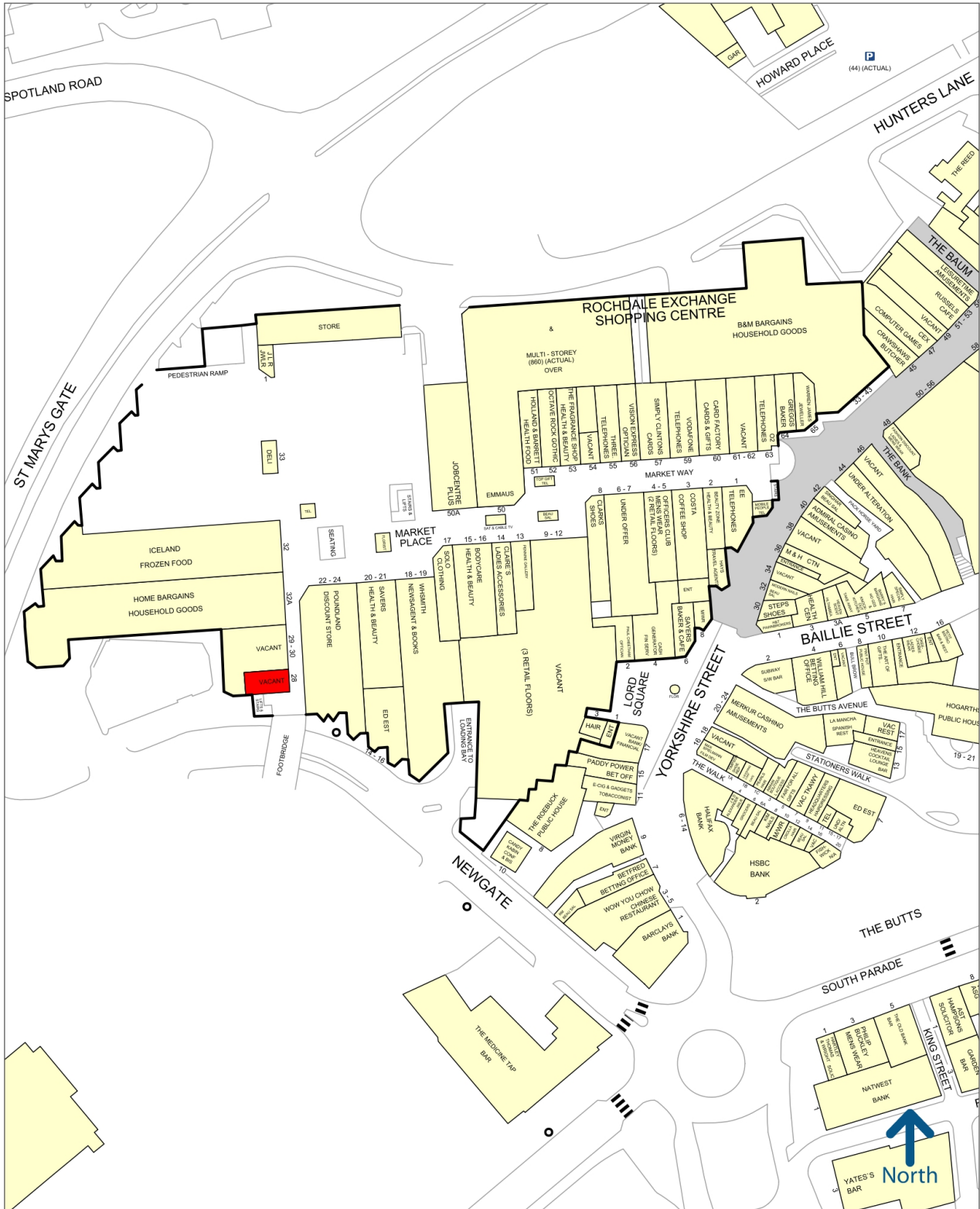
Date Prepared:

December 2023

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Rochdale



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Created By: Barker Proudlove Ltd

