

# To Let



## Rochdale

Unit 4-5 Market Way, Exchange Shopping Centre

Ground Floor: 2,023 sq ft (187.94 sq m)

Rent on Application

Subject to Securing Vacant Possession

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**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, One Beyond and WH Smith.**

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**Demise:**

Ground Floor 2,023 sq ft (187.94 sq m)  
Ancillary 948 sq ft (88.07 sq m)

**Rent:**

Available upon request.

**Lease:**

New 10 year FRI lease, subject to rent review at the 5th year.

**Service Charge:**

On-account service charge stands at approximately £15,744.

**EPC:**

Energy Performance Rating Assessment - D.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £31,750.

**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:**

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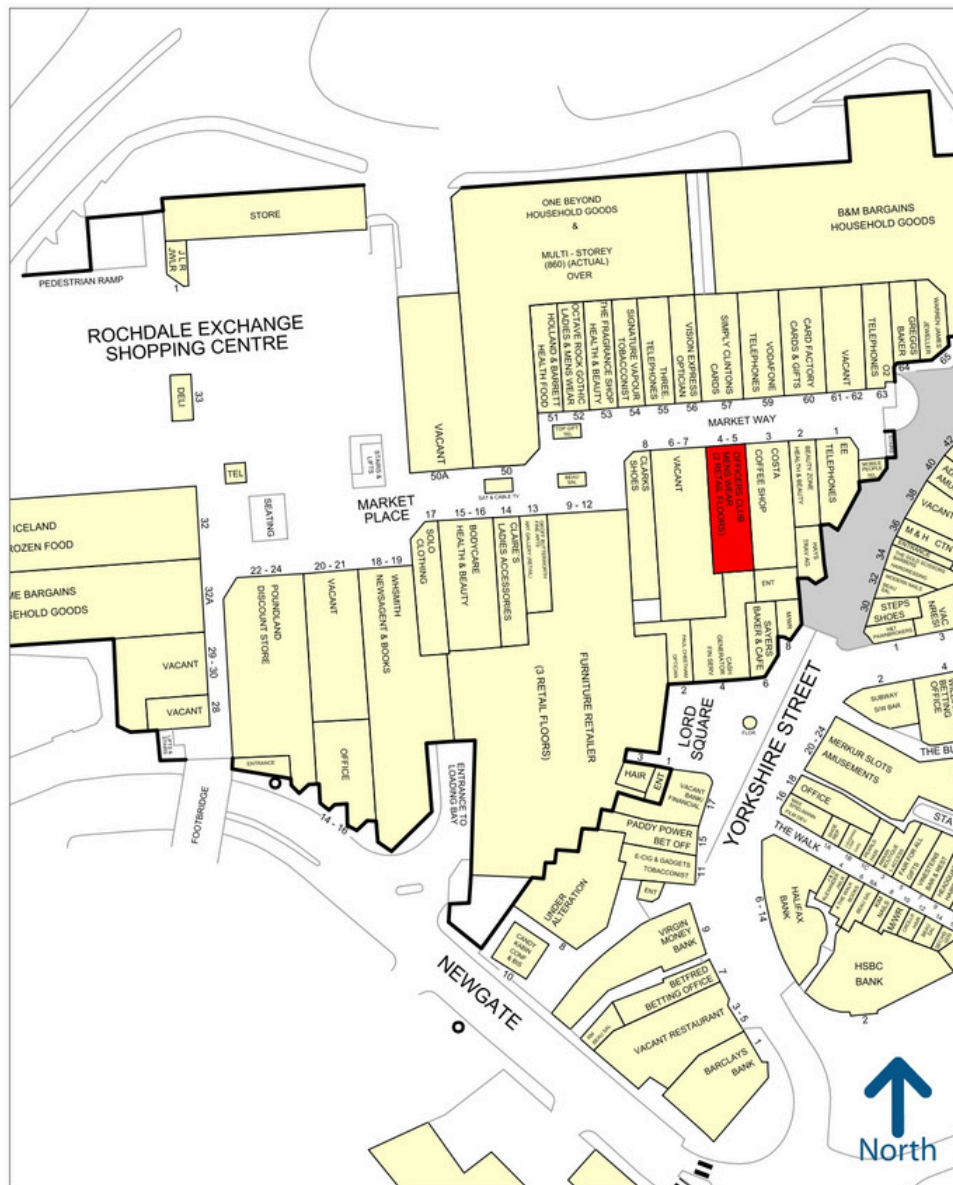
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Rochdale



50 metres



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