



SHOPPING CENTRE PROPERTY / CLASS E

Unit 4-5 Market Way Exchange Shopping Centre, Rochdale

SUBJECT TO SECURING VACANT POSSESSION



Rent: On application

Ground Floor Area

2,023 Sq ft / 188 Sq M

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 areas and dimensions:-

Demise:	Sq Ft	Sq M
Ground Floor	2023	187.94
Ancillary	948	88.07

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 £31,750. 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

Service Charge:

The on-account service charge for the current year stands at approximately £15,744.

EPC:

Energy Performance Asset Rating - D

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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