



ROCHDALE – UNIT 7, SANDBROOK PARK

PRIME RESTAURANT/CAFÉ OPPORTUNITY - SUBJECT TO VACANT POSSESSION



LOCATION: Sandbrook Park which attracts 90,000 visitors per week, is well located on the end of the A627(M) which is the motorway link into Rochdale from the M62. The park is within walking distance of Rochdale town centre and is anchored by Odeon Cinema, Pure Gym, Tenpin and Travelodge with other occupiers including McDonalds, KFC, Subway, Travelodge and Pizza Hut.

The subject unit is currently occupied by a dessert operator trading as Pink Drips and is well located adjacent to Pizza Hut and in close proximity to the cinema. There is ample parking to the front of the unit.

DEMISE: Ground floor area 3,987sq.ft. 370.40sq.m.

RENT: Upon application.

TENURE: The premises are available on a new effectively full repairing and insuring lease, for a term to be agreed.

BUSINESS RATES: The premises currently has a rateable value of £89,500. For further details visit Gov.uk or contact the business rates department at the local authority.

SERVICE CHARGE: The on-account service charge for the current year stands at approximately £4,500.

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

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**Former Pink Drips
Unit 7,
Sandbrook Park**



50 metres

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