

Sandbrook park

ROCHDALE

DRIVE-TO / DRIVE-THRU RESTAURANT OPPORTUNITY

UNIT 7, SANDBROOK LEISURE PARK, SANDBROOK WAY, ROCHDALE OL11 1RY



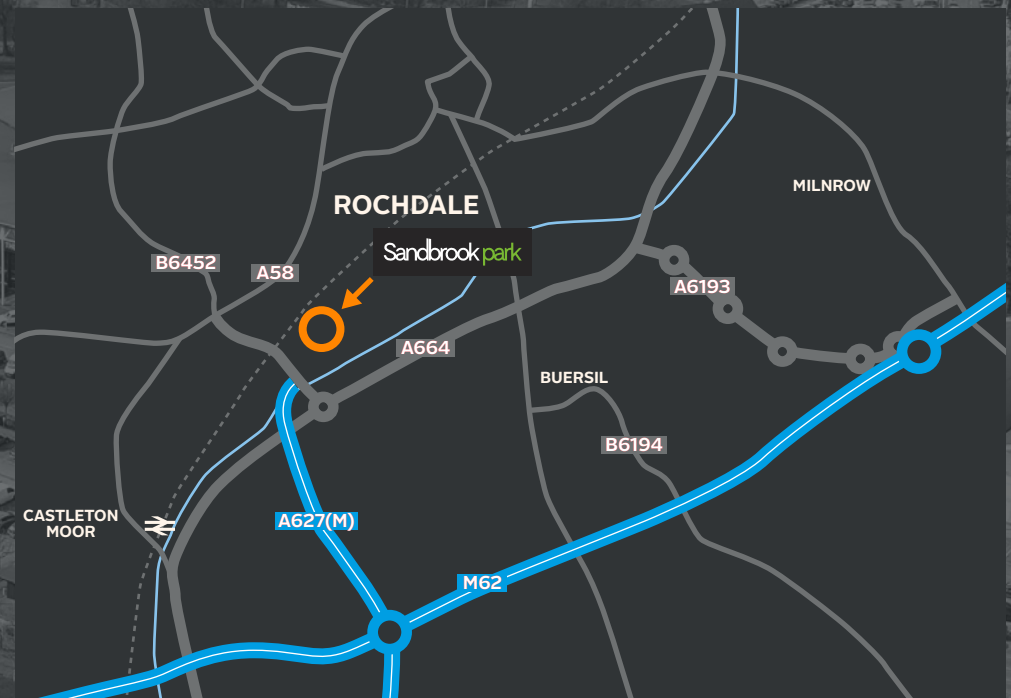
PRIME RESTAURANT OPPORTUNITY – DRIVE-TO / DRIVE-THRU POTENTIAL

An exciting opportunity to lease a well-located restaurant unit with potential to create a Drive-Thru in Rochdale's popular Sandbrook Leisure Park. Positioned strategically on the A627(M) Rochdale Bypass, this site benefits from high passing traffic and strong local infrastructure.

KEY INFORMATION

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, Pizza Hut, and soon to open Starbucks.

High Visibility: Directly on the Rochdale Bypass A627 (36,756 daily passing vehicles) and just off the A58 (36,979 daily passing vehicles).



AUDIENCE DEMOGRAPHIC

7 minutes drive time

47,917

13 minutes drive time

295,814

20 minutes drive time

793,049

of whom

483,846

are under the age of 45

68%

of people within
20 minutes
own a car

TRANSPORT LINKS



1 mile

from Castleton
train station



1.5 miles

from Rochdale
train station



2 miles

from Rochdale town
centre (approx.
10-minute drive)

SIZE

Ground Floor 3,987 sq ft

SERVICE CHARGE

Approx. £4,500 per annum.

BUSINESS RATES

Rateable Value (from April 2023): £89,500

Rates Payable: £45,824 (based on UBR of 51.2p)

RENT

Upon Application.

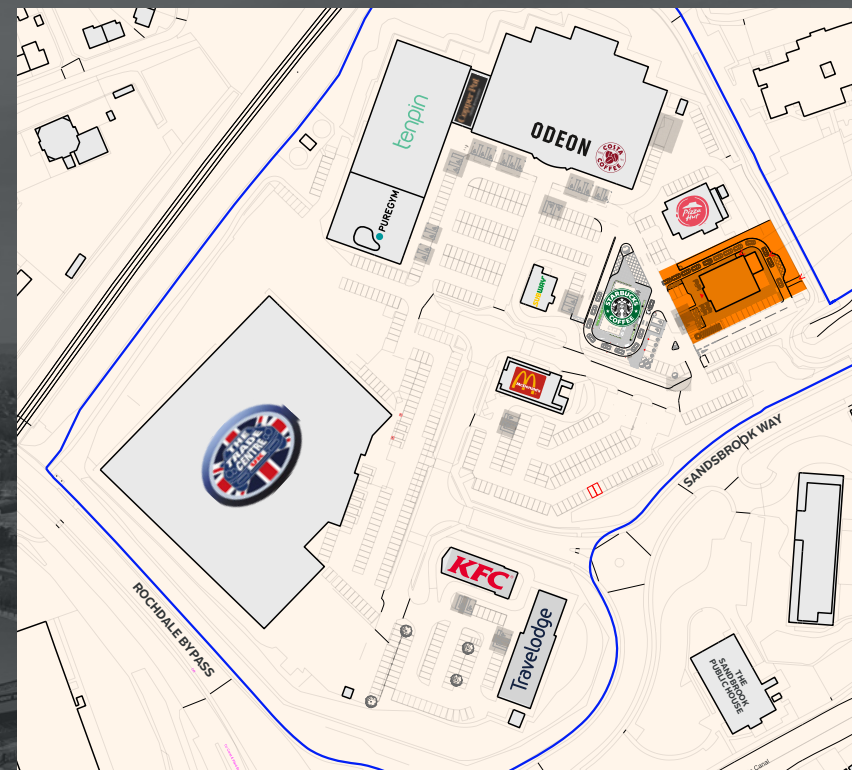
EPC

The property has a rating of C.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.





For indicative purposes only.

AGENT CONTACT DETAILS

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