

To Let



Rochdale

20-21 Market Place, Exchange Shopping Centre

Ground Floor: 3,363 sq ft (312.43 sq m)

Rent on Application

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

Demise:

Ground Floor 3,363 sq ft (312.43 sq m)
Ancillary 2,013 sq ft (187.01 sq m)

Rent:

Available upon request.

Lease:

New effectively FRI lease, subject to an upwards only rent review at the end of Year 5.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – B.

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.

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