



SHOPPING CENTRE PROPERTY / CLASS E

61-62 Market Way Exchange Shopping Centre, Rochdale



Rent: On application

Ground Floor Area

1,635 Sq ft / 152 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 space.

The scheme is home to Home Bargains, Poundland, Iceland, Emmaus Department Store and WH Smith.

The unit is located in a prime position close to the main entrance to the scheme. Nearby retailers include O2, Card Factory, Greggs and Costa.

Demise:	Sq Ft	Sq M
Ground Floor	1635	151.9
First Floor	1148	106.65

Rent:

Rent available upon application.

Tenure:

The unit is offered on a new 10 year full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The unit has a rateable value assessment of £29,000.

For further details visit Gov.uk or contact the business rates department in 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 £12,722.

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:

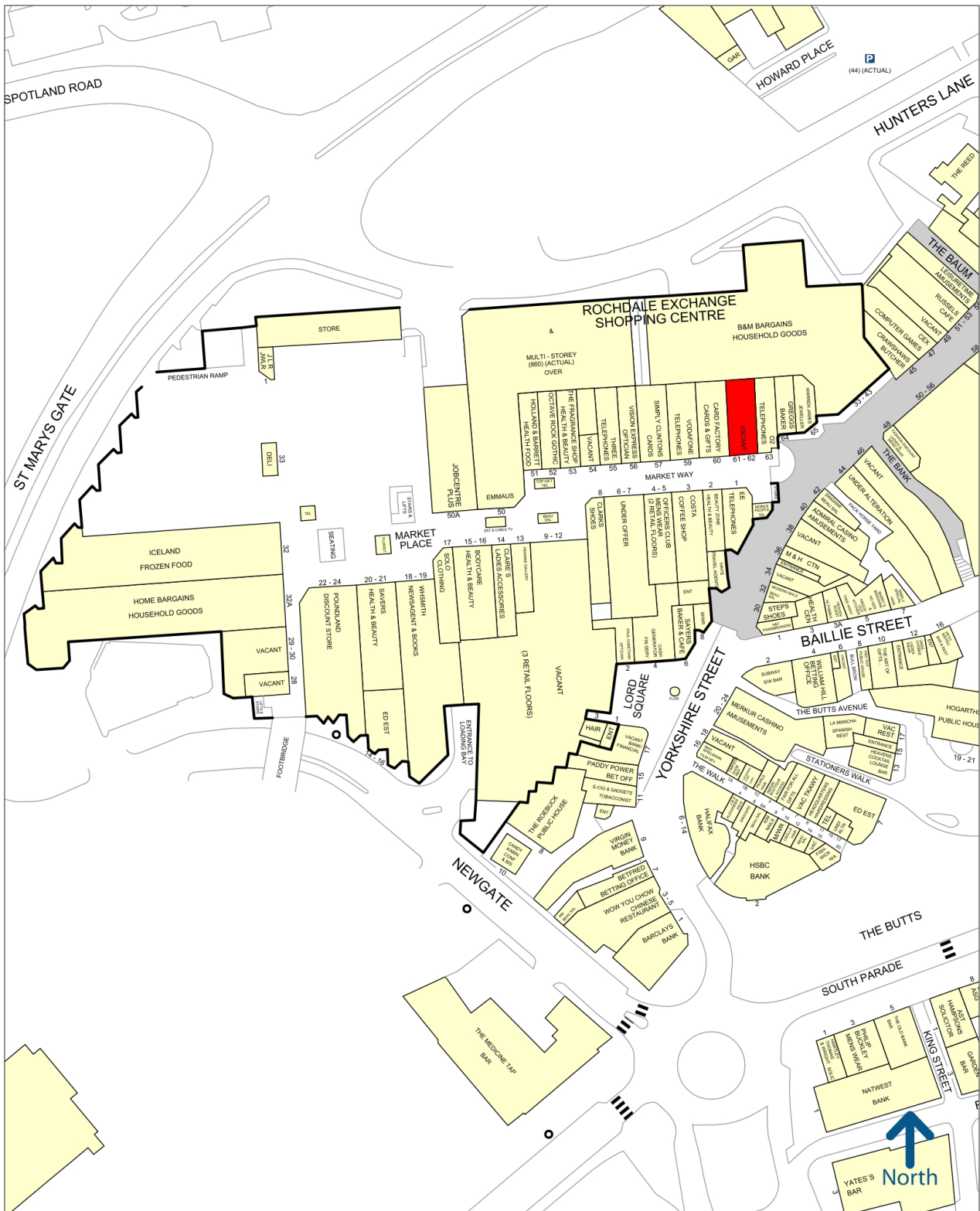
December 2023

Subject to Contract

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Rochdale



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Created By: Barker Proudlove Ltd

