



SHOPPING CENTRE PROPERTY / CLASS A1  
2 Market Way Exchange Shopping Centre, Rochdale



**Rent: £35,000 PA**

**Area**

1,383 Sq ft / 129 Sq M

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

Tom Prescott

Mob: 07841 168163

Email: [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

James Lamming

Mob: 07715 678630

Email: [james@barkerproudlove.co.uk](mailto:james@barkerproudlove.co.uk)

**Green & Partners**

Adam Bindman

Tel: 0207 659 4822

**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 Poundland, River Island, WH Smiths, Boots, Home Bargains and Iceland.

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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1383	128.48
Storage	446	41.43

**Rent:**

We are seeking rental offers in the order of £35,000 per annum exclusive.

**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 2017 rateable value assessment of £39,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the year 2018 stands at approximately £11,959.84.

**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:**

February 2020

Subject to Contract

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