



SHOPPING CENTRE PROPERTY / CLASS A1

12-13 Market Place Exchange Shopping Centre, Rochdale



Rent: £38,000 PA

Area

989 Sq ft / 92 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

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 Poundland, River Island, Beales Department Store, WH Smiths, and Boots. Most recently, 31 Market Way has been subdivided for Home Bargains and Iceland

The unit is located in a prime position close to the main entrance to the scheme . Nearby retailers include Claires and Beales

| Demise: | Sq Ft | Sq M |
|--------------------|--------------|-------------|
| Ground Floor Sales | 989 | 91.88 |
| Basement Store | 600 | |

Rent:

We are seeking rental offers in the order of £38,000 per annum exclusive.

Tenure:

The unit is offered on a new 10 year fully 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 £32,500.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2018 stands at approximately £23,514.36

EPC:

Energy Performance Asset Rating - E

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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