

SHOPPING CENTRE PROPERTY / CLASS A1

29-30 Market Place Exchange Shopping Centre, Rochdale

**Rent: On application****Ground Floor Area**

2,661 Sq ft / 247 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Jon Lovelady****Mob:** 07717 661389**Email:** jon@barkerproudlove.co.uk**Jack Deakin****Mob:** 07591 835782**Email:** jack@barkerproudlove.co.uk

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 premises are located opposite Poundland.

Accommodation:

The premises have the following approximate areas and dimensions:-

Demise:	Sq Ft	Sq M
Ground Floor Sales	2,661	247.2
Ancillary	536	49.80

Rent:

Rent available upon application.

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 rateable value assessment of £14,000.

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 £18,912.

EPC:

Energy Performance Asset Rating - C

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:

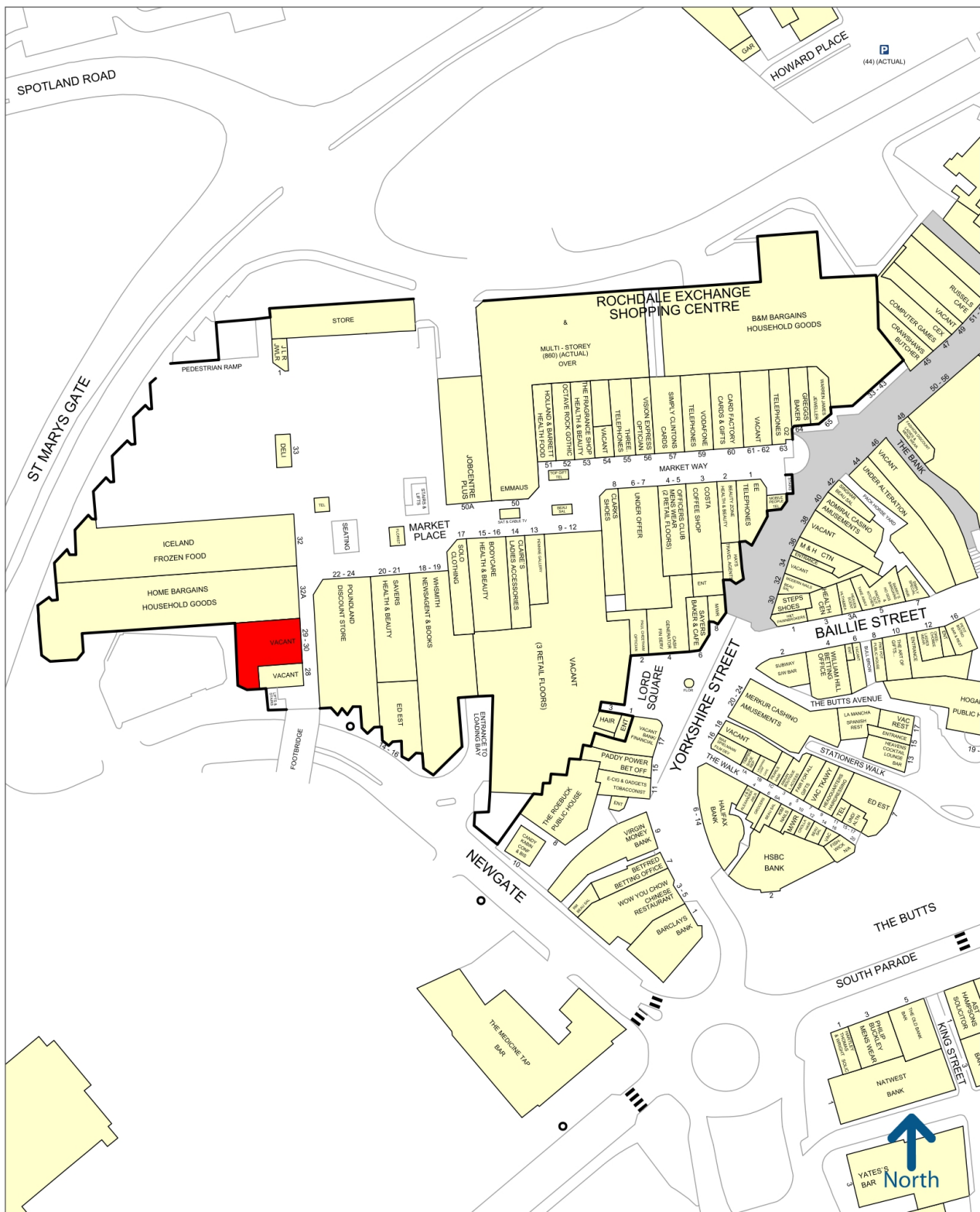
December 2023

Subject to Contract

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Rochdale



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