

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 17 Market Place Exchange Shopping Centre, Rochdale



Rent: £40,000 PA

Area

1,326 Sq ft / 123 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, WH Smiths, and Emmaus. In addition, Home Bargains and Iceland have recently opened stores at the rear of the scheme.

Demise:	Sq Ft	Sq M
Ground Floor	1326	123.19
Basement	432	40.13

Rent:

We are seeking rental offers in the order of £40,000 per annum exclusive.

Tenure:

The premises are available by way of a new effective full repairing and insuring lease for a term of 10 years, subject to an upwards only rent review at the end of year 5.

Business Rates:

The unit has a rateable value assessment of £16,000.

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:

Available on request.

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:

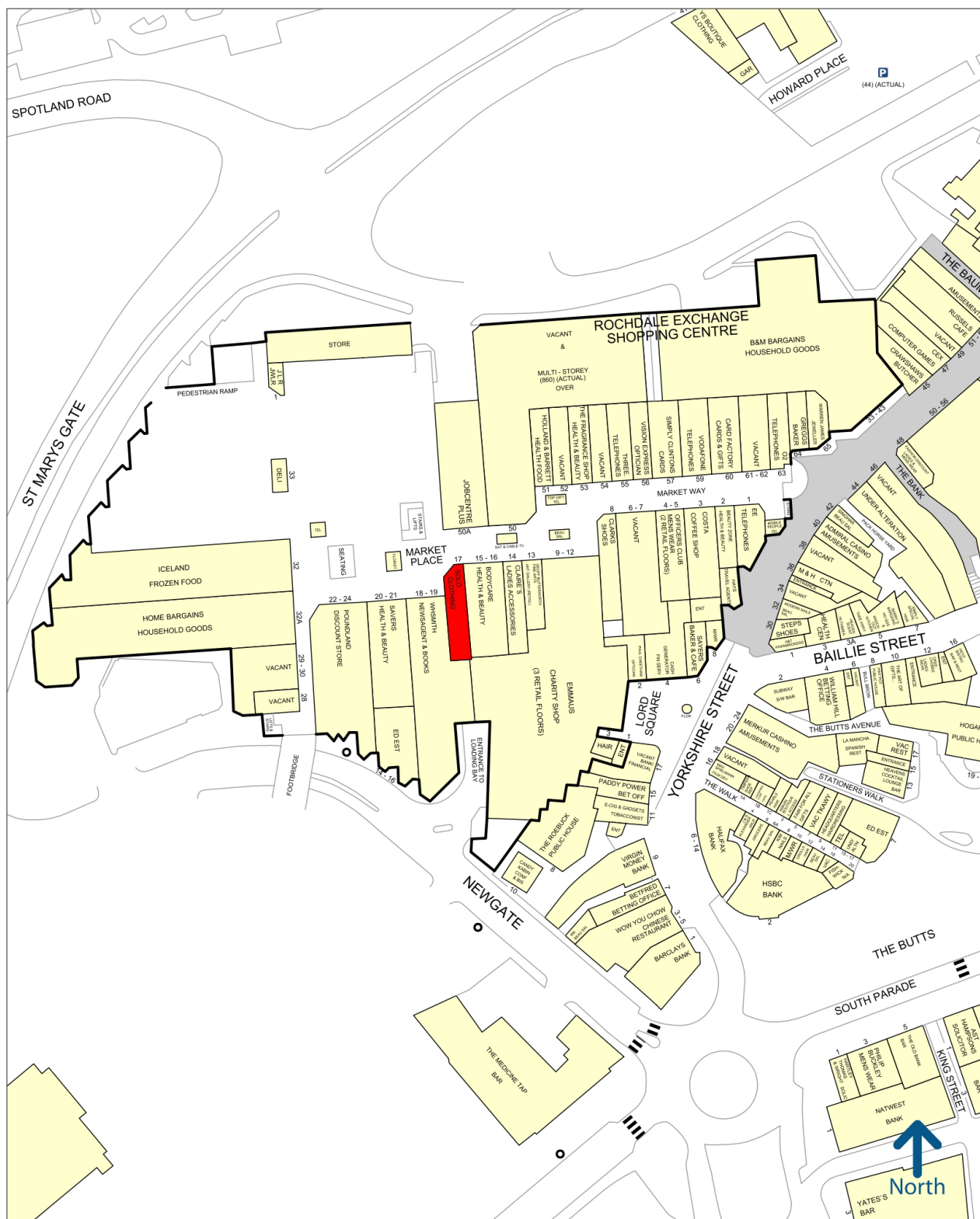
February 2020

Subject to Contract

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Rochdale



50 metres

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Created By: Barker Proudlove Ltd

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