

BartonKendal

COMMERCIAL
CHARTERED SURVEYORS

RETAIL UNITS 1 & 3

CENTRAL RETAIL PARK

ROCHDALE



Premises occupying a prominent location within the Central Retail Park which provides prime retail within Rochdale.

Multiple retailers situated within close proximity include Matalan, Wyndsors, Halfords, amongst others.



RENTAL ON APPLICATION

VIEWING: BY APPOINTMENT THROUGH AGENT

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

www.barton-kendal.co.uk Tel: 01706 353 794

E: marc.wright@barton-kendal.co.uk

Units 1 & 3 Central Retail Park Rochdale.

SITUATION

The units form part of the successful and popular Central Retail Park within Rochdale Town Centre with ample parking for both staff and customers.

ACCOMMODATION

Unit 1 is arranged at ground floor level providing retail space, along with large warehouse storage, staff facilities and WC :

Showroom - 19,354 sq.ft - 1798.12 sq.mts approx
Warehouse - 10,074 sq.ft - 935.9 sq.mts approx

Unit 1 30,100 sq.ft - 2796.29 sq.mts approx
MAY SPLIT

Unit 3 is arranged at ground and first floors. Ground floor comprises large retail area with store rooms and WC. The 1st floor comprises office accommodation, staff facilities and WC.

Unit 3 36,752 sq.ft - 3414.3 sq.mts approx
MAY SPLIT

All measurements have been calculated in metric and have been converted to imperial

LEASE TERMS

The property is offered 'To Let' by way of a new flexible lease term to be negotiated.

RENT

Rental on application

RATES

From verbal enquiries we understand the premises are assessed for rates as follows :

Unit 1: Rateable value £223,000
Rates payable £103,026

Unit 3: Rateable Value £277,500
Rates payable £128,205

All interested parties are advised to make their own enquiries of the Local Authority to confirm the rateable value and rates payable.

LEGAL COSTS

The ingoing tenant is responsible for our clients reasonable legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment through joint sole agents **BARTON KENDAL 0845 22 600 44** contact Steve Barton or Marc Wright

UNIT 1



UNIT 3



SITE LOCATION



Outline boundary for illustration purposes only. Prospective purchasers should confirm boundaries via their legal advisors

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