



1 Yorkshire Street/3-5 Yorkshire Street, Rochdale, OL16 1BH

- Arranged over ground, first, second and basement floors.
- 266.07sqm (2,864 sqft) at ground floor.
- Prime location fronting Yorkshire Street, within the heart of Rochdale Town Centre.
- Nearby occupiers include: Reel Cinema, Hollywood Bowl, Nando's, Loungers, M&S, Next, and JD Sports.

LOCATION

Rochdale is a town within Greater Manchester approximately 13 miles North West of Manchester and 13 miles East of Bolton.

The premises are prominently situated fronting prime Yorkshire Street and located only a short walk away from the Rochdale Riverside development scheme.

The locality accommodates a number of national operators such as Reel Cinema, Hollywood Bowl, Nando's, Loungers, Next, M&S and JD Sports along with numerous local and regional bars and restaurants.

ACCOMMODATION

The premises are arranged over ground, first, second and basement floors comprising the following approximate areas:

Floor	SQ M	SQ FT
Ground Floor:		
Sales	145.39	1,565
Back of House	38.93	419
Upper ground office	81.75	880
First Floor:		
Office/meeting room/storage	213.69	2,300
Second Floor:		
Office/Storage	154.96	1,668
Basement:		
Storage	47.66	513

LEASE

The premises are let to Barclays by way of 2 separate leases.

Unit 1 Yorkshire Street: Lease expiry of 31st December 2031 and a tenant's break option on 28th April 2026.

3-5 Yorkshire Street (Adjoining building): Lease expiry of 1st January 2032.

Further lease details available upon request.



PASSING RENT

1 Yorkshire Street: £55,250 per annum exclusive

3-5 Yorkshire Street: £11,000 per annum exclusive.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate Rating available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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