



markwarburton
CHARTERED SURVEYORS

ID 100-147

TO LET

TOWN CENTRE RETAIL PREMISES

707 SQ. FT / 66 SQ. M

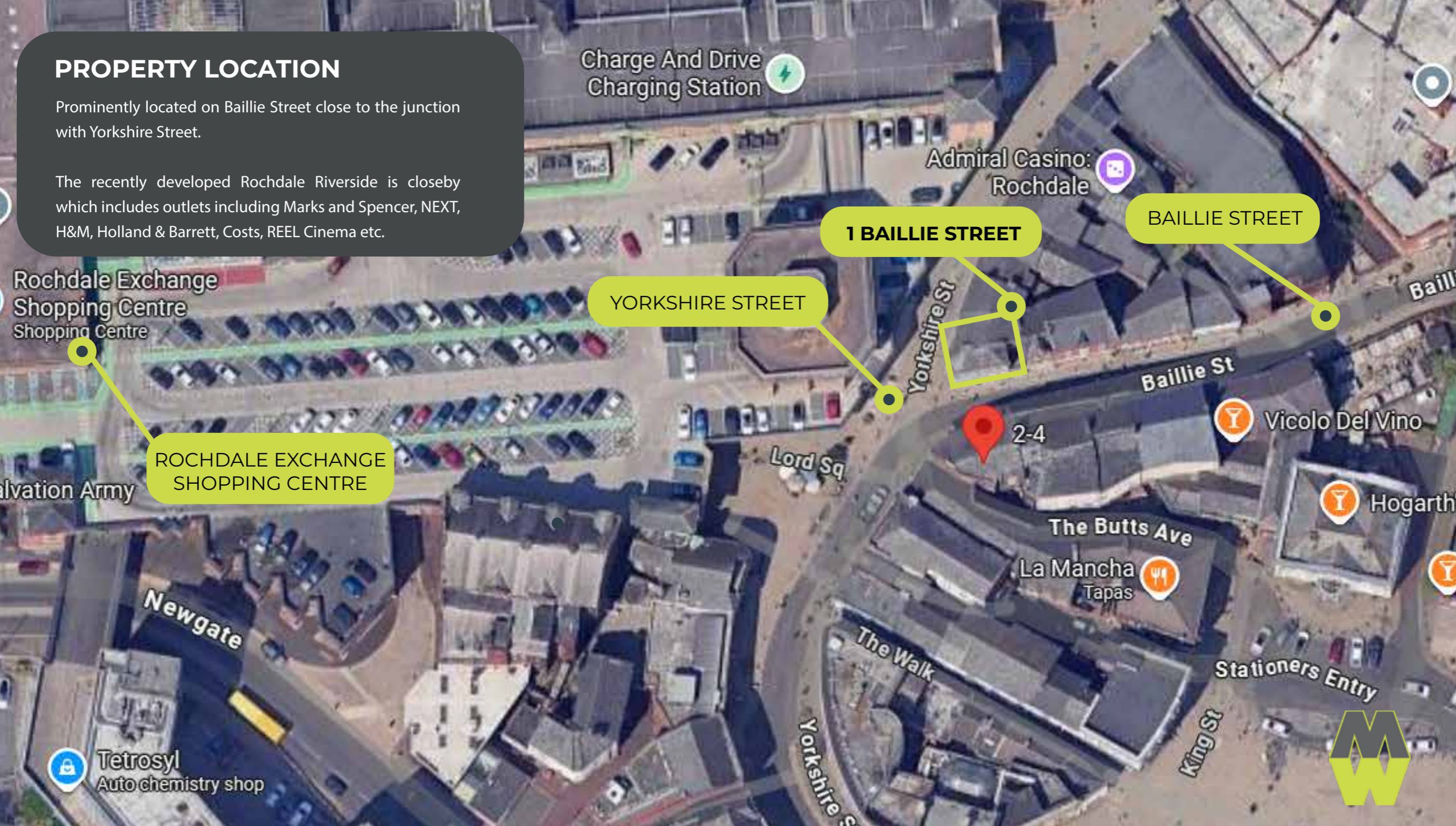


1 BAILLIE STREET, ROCHDALE, OL16 1JG

PROPERTY LOCATION

Prominently located on Baillie Street close to the junction with Yorkshire Street.

The recently developed Rochdale Riverside is close by which includes outlets including Marks and Spencer, NEXT, H&M, Holland & Barrett, Costs, REEL Cinema etc.



Charge And Drive
Charging Station

Admiral Casino:
Rochdale

1 BAILLIE STREET

BAILLIE STREET

YORKSHIRE STREET

Rochdale Exchange
Shopping Centre

ROCHDALE EXCHANGE
SHOPPING CENTRE

2-4

Vicolo Del Vino

Hogarth

The Butts Ave

La Mancha
Tapas

Stationers Entry

King St

The Walk

Yorkshire St

Lord Sq

Newgate

Tetrosyl
Auto chemistry shop





- Eclectic Baillie Street Quarter
- Close to Riverside retail & leisure area
- Corner with Yorkshire Street



Three storey retail premises with open plan ground floor shop sales with large return display frontage.

There are first and second floors providing additional display and storage facilities.





Important Customer Information



RS MOBILE AND ACCESSORIES



PANTHER FORCE
15 P/M
Privacy
Tempera



SERVICES

LED lighting and electric storage heating.

LETTING TERMS

Available on a new lease at £15,000/annum

Further lease terms on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

FLOOR AREA

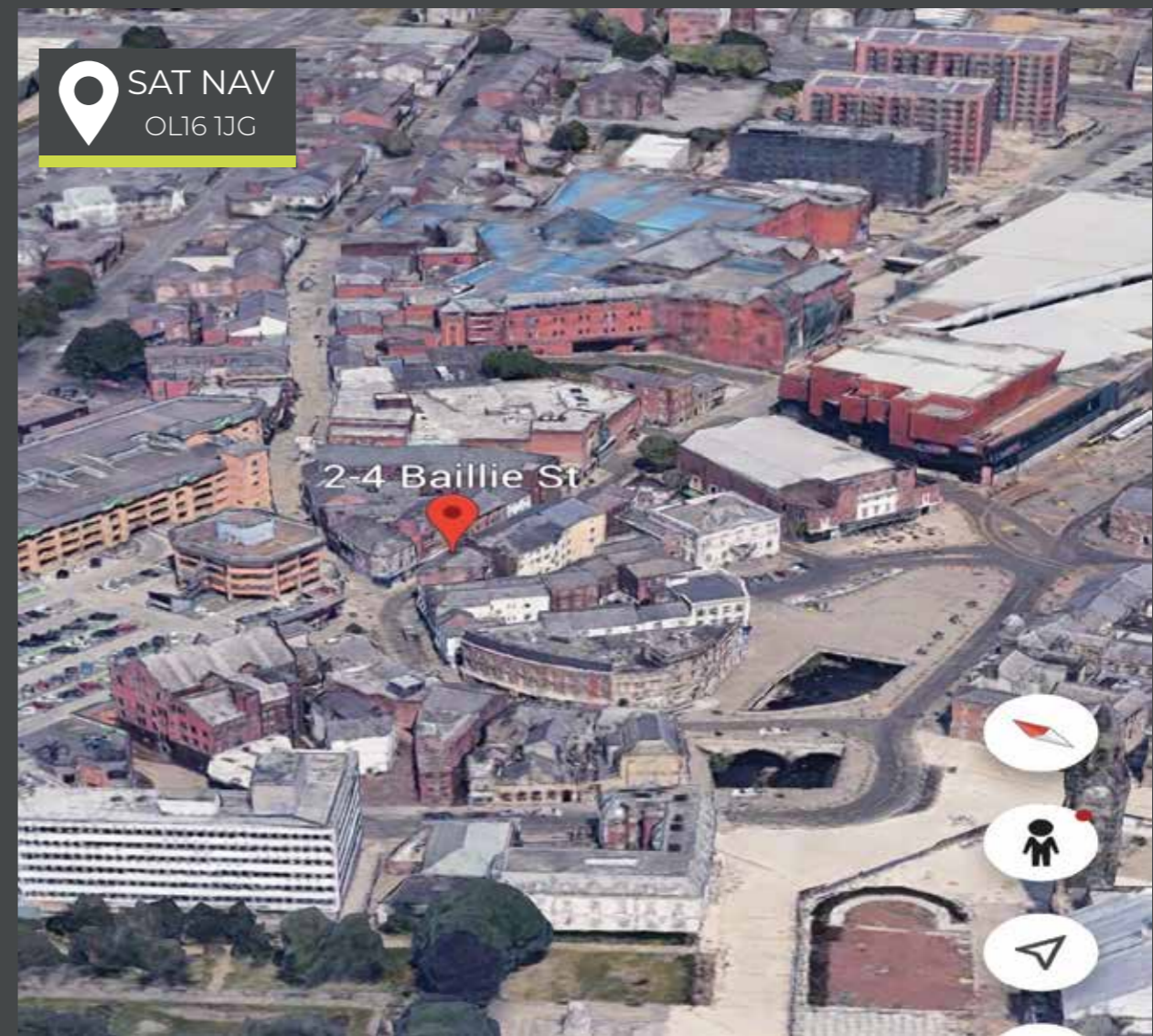
Ground Floor	345 sq ft.	32 sq m.
First Floor	180 sq ft.	17 sq m.
Second Floor	182 sq ft.	17 sq m.
TOTAL	707 sq ft.	66 sq m.

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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