

## **SUBSTANTIAL INCENTIVES AVAILABLE**

**2 SMITH STREET, ROCHDALE, OL16 1TU**



- ◆ **Ground Floor Unit**
- ◆ **Directly opposite the New 200,000 sq ft Riverside Shopping Centre**
- ◆ **To Let by way of Assignment/Sublease**
- ◆ **Rent of £51,012 per annum**



## LOCATION

Rochdale is a market town located approximately 13 miles north east of Manchester city centre.

The premises are situated immediately adjacent to the town's transport interchange and directly opposite the new 200,000 sq ft Riverside retail and leisure scheme, anchored by a 50,000 sq ft Marks & Spencer department store.



## ACCOMMODATION

The unit is arranged over ground floor only and extends approximately as follows:

Internal Width:	64 ft	(19.44 m)
Built Depth:	68 ft	(20.69 m)
GIA Sales:	4,156 sq ft	(386.38 sq m)
Sales:	2,791 sq ft	(259.33 sq m)

Please note this property is **not** a fully fitted convenience store.

## LEASE

The premises are held on a lease expiring 8th February 2030, subject to a five yearly index linked rent reviews and a tenant only break on 8th February 2025, with a passing rent of £51,012 per annum exclusive.

## RATEABLE VALUE

We are advised that the premises have a rateable value of £51,500.

Interested parties are advised to verify this information by the Local Rating Authority ([www.vo.gov.uk](http://www.vo.gov.uk)).

## EPC

The premises have an Energy Performance Asset rating of 68 (Band C). A full copy of the EPC is available upon request.

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## **CODE FOR LEASING BUSINESS PREMISES**

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)  
We recommend you obtain professional advice if you are not represented.

## **VIEWINGS**

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett  
Telephone: 0161 828 8798  
Mobile: 07836 339 350  
Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com)

**SUBJECT TO CONTRACT**

**AUGUST 2021**

 **@MRRETAILEXPERT** 

**WWW.CHEETHAM-MORTIMER.COM**