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ROBERTSON  BROWN

RETAIL SHOWROOM TO LET



Sutcliffe House, Halifax Road, Todmorden, Lancaster OL14 5BE

FEATURES

- Prominent retail/showroom premises
- LIDL, BOOTS PHARMACY and B&M close by
- Quoting rent £62,500 per annum exclusive
- Viewing by appointment only

CONTACT

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LOCATION

Todmorden is a market town in the Pennines located 23 miles north east of Manchester and 28 miles west of Leeds. The property is situated on the northern side of Halifax Road directly opposite BOOTS PHARMACY and in close proximity to LIDL and B&M.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £62,500 per annum exclusive of business rates and VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

ACCOMMODATION

The property is arranged over ground and first floor and offers the following net internal floor areas :-

GROUND FLOOR RETAIL 550.99 sq m (5,913 sq ft)

FIRST FLOOR ANCILLARY 579.41sq m (6,237 sq ft)

In addition, the property benefits from extensive on-site car parking.

RATING INFORMATION

RATEABLE VALUE £28,750

RATES PAYABLE £12,420