

Property



Moon Retail Park

Rochdale, OL11 4QN

For Sale or To Let

Retail Warehouse

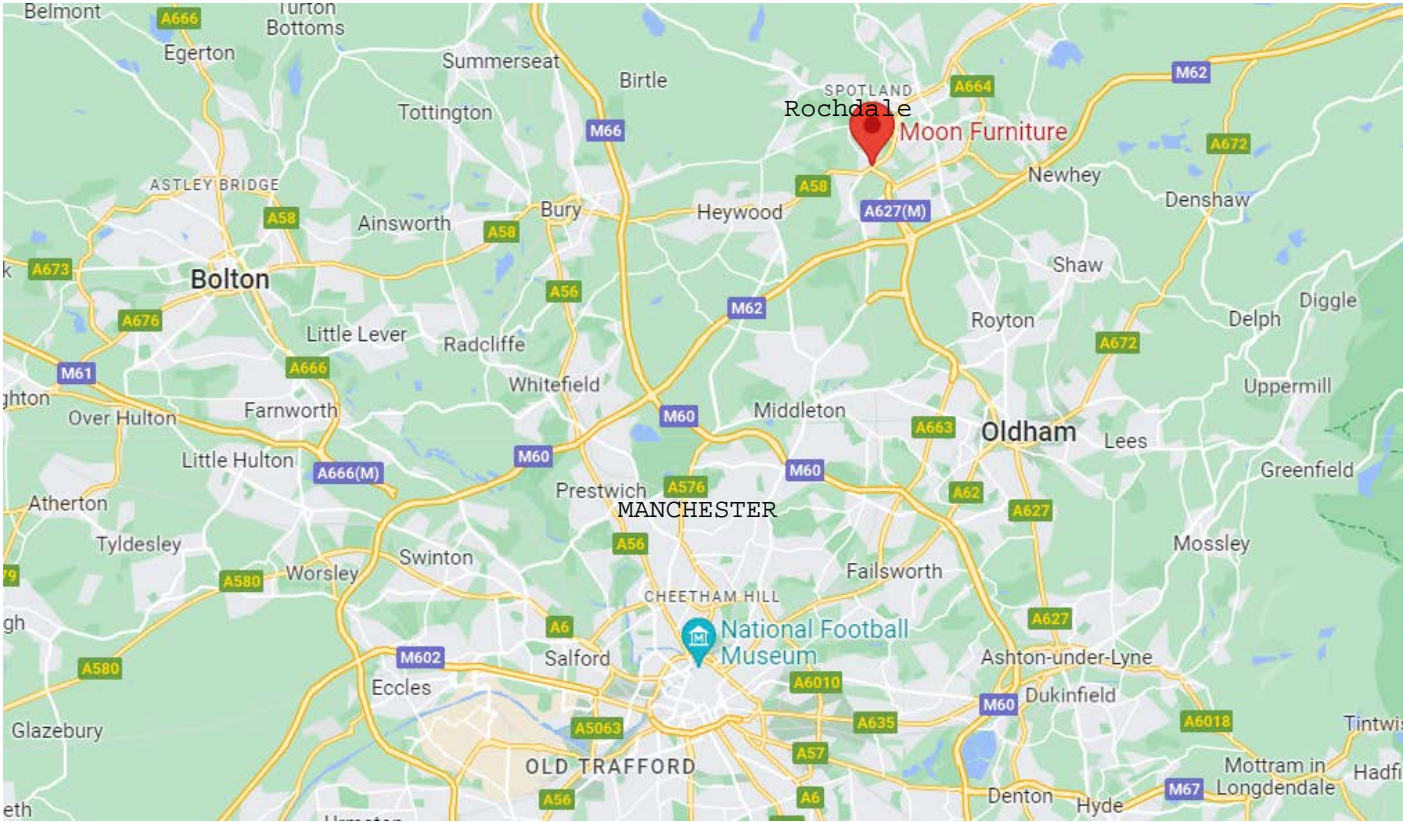


Location

Sat Nav: OL11 4QN

The property is located in a prominent location close to the Motorway junction A627(M) , and near Rochdale Town Centre. It fronts Roch Valley Way (B6452) very close to the junction with Manchester Rd (A58).

The property is close to the Tesco superstore, Sandbrook Park and the RRG car main dealership.



Click map to view close-up

Location

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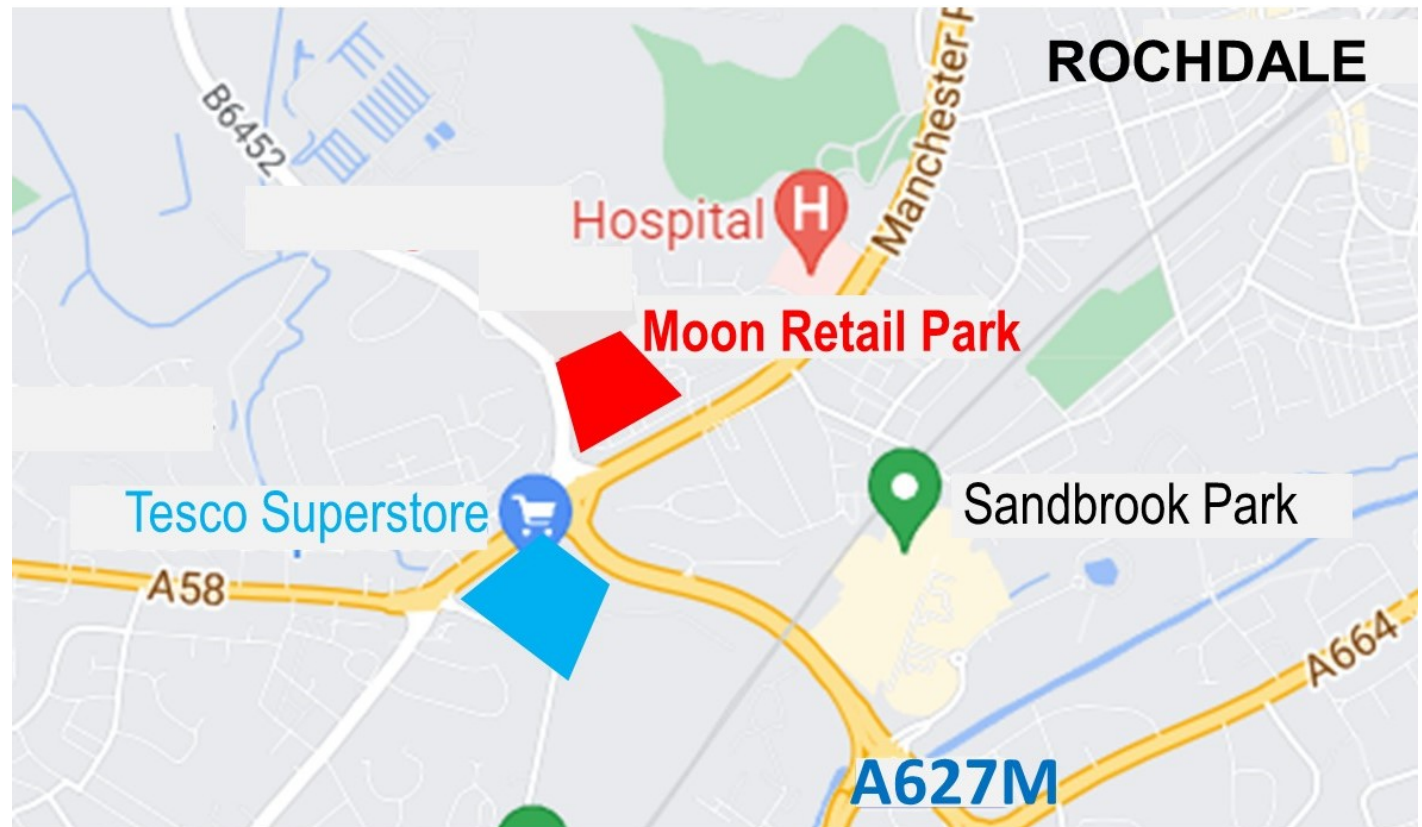
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Location

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Location

Moon Retail Park



Click map to go back

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Accommodation

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The property was built approximately 12 years ago and currently occupied by Moon Furniture, before this it was occupied by 99pStores Ltd. The premises are arranged over ground and first floor providing good clear retail space with large customer lift capable of carrying 30 customers at a time, or 2250kg of goods. The premises also benefits from a customer lift in the showroom and from air conditioning throughout. The property is located on a site extending to approximately 1.3 acres with over 70 car parking spaces and a turning circle for HGV's.

Retail space for full unit

Ground Floor Area	2090.33 sq m	(22,500 sq ft)
First Floor Area	2090.33 sq m	(22,500 sq ft)
Total Floor Area	4,180.66 sq m	(45,000 sq ft)

Plans are available on request and a scheme has been prepared detailing options creating two retail units as follows.

Retail Unit 1	GF Area	650 sq m	(7,000 sq ft)
	FF Area	650 sq m	(7,000 sq ft)
Retail Unit 2	GF Area	1,440 sq m	(15,500 sq ft)
	FF Area	1,440 sq m	(15,500 sq ft)

(All measurements are approximate).



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Site Plan

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Gallery



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Rochdale

Rochdale is a large market town in Greater Manchester and lies amongst the foothills of the Pennines on the River Roch. It is 5.3 miles (8.5 km) north-northwest of Oldham, and 9.8 miles (15.8 km) north-northeast of the city of Manchester. Rochdale is surrounded by several smaller settlements which together form the Metropolitan Borough of Rochdale, which has a population of 206,500.

Straddled by three major motorways, Rochdale is only 9.8 miles from Manchester city and a short drive to Leeds and Liverpool making it the perfect place for retail businesses that value access to major markets and a large, skilled workforce.

Rochdale is home to one of the country's largest commercial developments – Kingsway Business Park. Kingsway is estimated to add £250 - £350 million per year to the Rochdale and North West economy when it is completed. Eight million people live within 60 minutes drive time of Rochdale.

The arrival of the Metrolink to Rochdale now connects the railway station to the town centre and provide a fast, efficient light rail link to Manchester city centre and beyond.



Rochdale

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Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, or For Sale

Planning

The property has a current planning consent for A1 retail including 20% food and 20% clothing/footwear, or can potentially be used for alternative uses subject to planning.

For Sale/ Rent

Upon application.

Rates

Interested parties are advised to make their own enquiries: with the Local Authority.

Costs

1. All figures quoted are subject to VAT where applicable.
2. The ingoing party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Appointments to view should be made strictly by prior appointment through John Barton at this office.

EPC will be supplied on request.

Further Details

For more information on these opportunities please contact John Barton

E >> john@bcrealestate.co.uk

T >> 0161 636 9202

M>> 07501 773672

or Marc Wright

M>> 07909 945947

E >> marc@barton-kendal.co.uk

Further Info

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