

Sandbrook park ROCHDALE

RESTAURANT OPPORTUNITY

SANDBROOK LEISURE PARK, SANDBROOK WAY, ROCHDALE OL11 1RY



PUREGYM

tenpin

Copper Pot

ODEON

COSTA COFFEE

SUBWAY

McDonald's

Starbucks logo

1,850 sq ft opening soon

UNDER OFFER

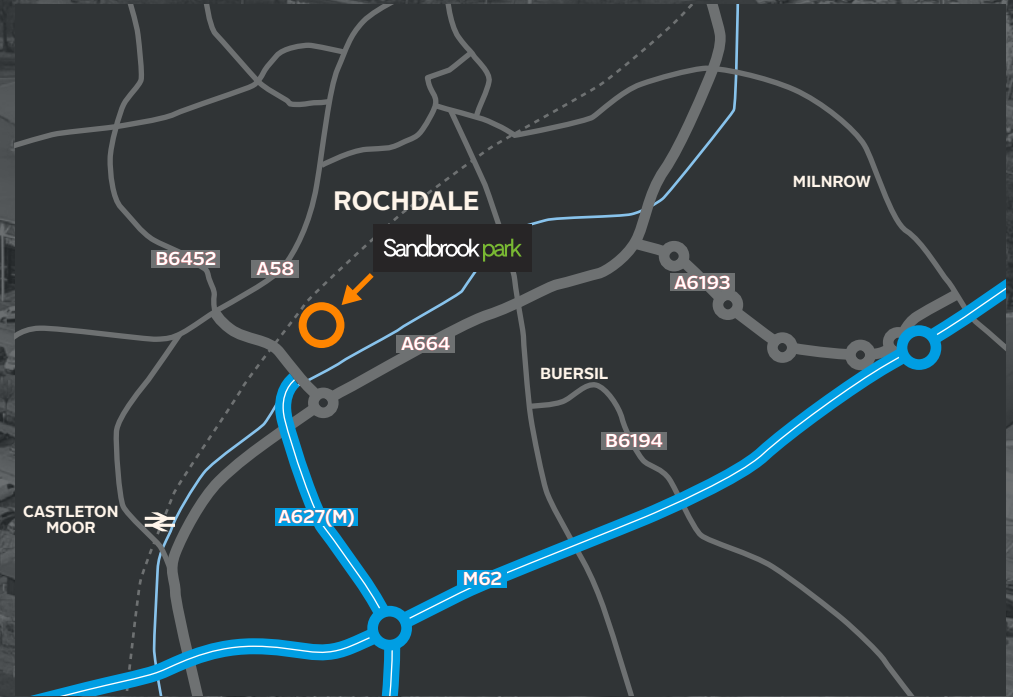
PRIME RESTAURANT OPPORTUNITY

An exciting opportunity to lease a well-located restaurant unit in Rochdale's popular Sandbrook Leisure Park. Positioned strategically on the A627(M) Rochdale Bypass, this site benefits from high passing traffic and strong local infrastructure.

KEY INFORMATION

Sandbrook Park, which attracts 90,000 visitors per week, is well located on the end of the A627(M) which is the motorway link into Rochdale from the M62. The park is within walking distance of Rochdale town centre and is anchored by Odeon Cinema, Pure Gym, Tenpin and Travelodge with other occupiers including McDonalds, KFC, Subway, Travelodge, and soon to open Starbucks.

High Visibility: Directly on the Rochdale Bypass A627 (36,756 daily passing vehicles) and just off the A58 (36,979 daily passing vehicles).



TRANSPORT LINKS



1 mile

from Castleton train station



1.5 miles

from Rochdale train station



2 miles

from Rochdale town centre (approx. 10-minute drive)

AUDIENCE DEMOGRAPHIC

7 minutes drive time

47,917

13 minutes drive time

295,814

20 minutes drive time

793,049

of whom

483,846

are under the age of 45

68%

of people within 20 minutes own a car

SIZE

Ground Floor 3,938 sq ft

SERVICE CHARGE

Approx. £4,500 per annum.

BUSINESS RATES

Rateable Value (from April 2025): £90,500

AVAILABILITY

Subject to vacant possession.

RENT

Upon application.

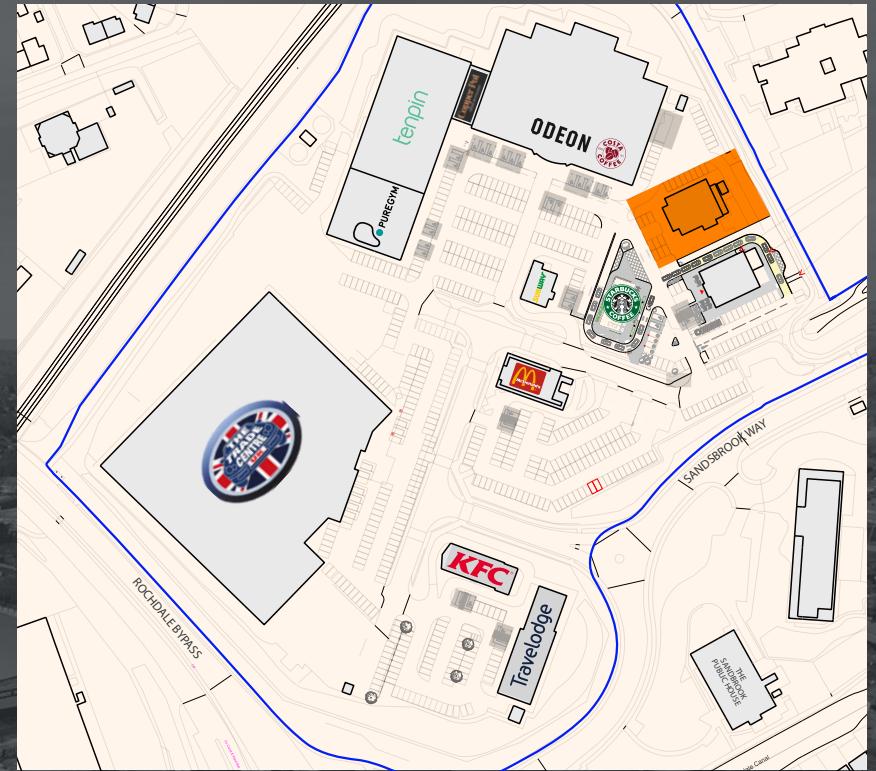
EPC

The property has a rating of C.

LEGAL COSTS

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





For indicative purposes only.

AGENT CONTACT DETAILS

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