

52/56 YORKSHIRE STREET, ROCHDALE

Assignment or Sub lease Available

M&S

EST. 1884

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LOCATION

The subject premises is situated in a prominent location on Yorkshire Street, the primary pedestrianized high street in Rochdale. The store is well positioned fronting the Exchange Shopping Centre with surrounding occupiers including B&M, Lloyds Bank, Fultons Food, Greggs and Fraser Hart.

ACCOMMODATION

The property is arranged over four floors providing the following approximate floor areas:

	Sq m	Sq ft
Ground	1,764	18,987
First	435	4,683
Basement	1,563	16,829
Sub-Basement	453	4,871
Total	4,215	45,370

*The property is available as a whole or on a split.

RENT

Rental information is available upon request.

TENURE

The premises are held on Full Repairing and Insuring Lease inside the Landlord and Tenant Act 1954 for a term expiring 31st March 2027.

Alternatively, the premises is available on a new lease basis on the whole or part.

SERVICE CHARGE

Nil



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RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £272,500

UBR Rate (2025/2026): 55.5p

Rates Payable: £151,237

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

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

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Jonathan Netley

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Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | February 2023

