

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 ft	Sq m
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: £295,000 pa

UBR Rate (2019/20): 50.4p

Rates Payable: £148,680 pa

(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

07768 857 690

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Ben Chislett

07940 707 554

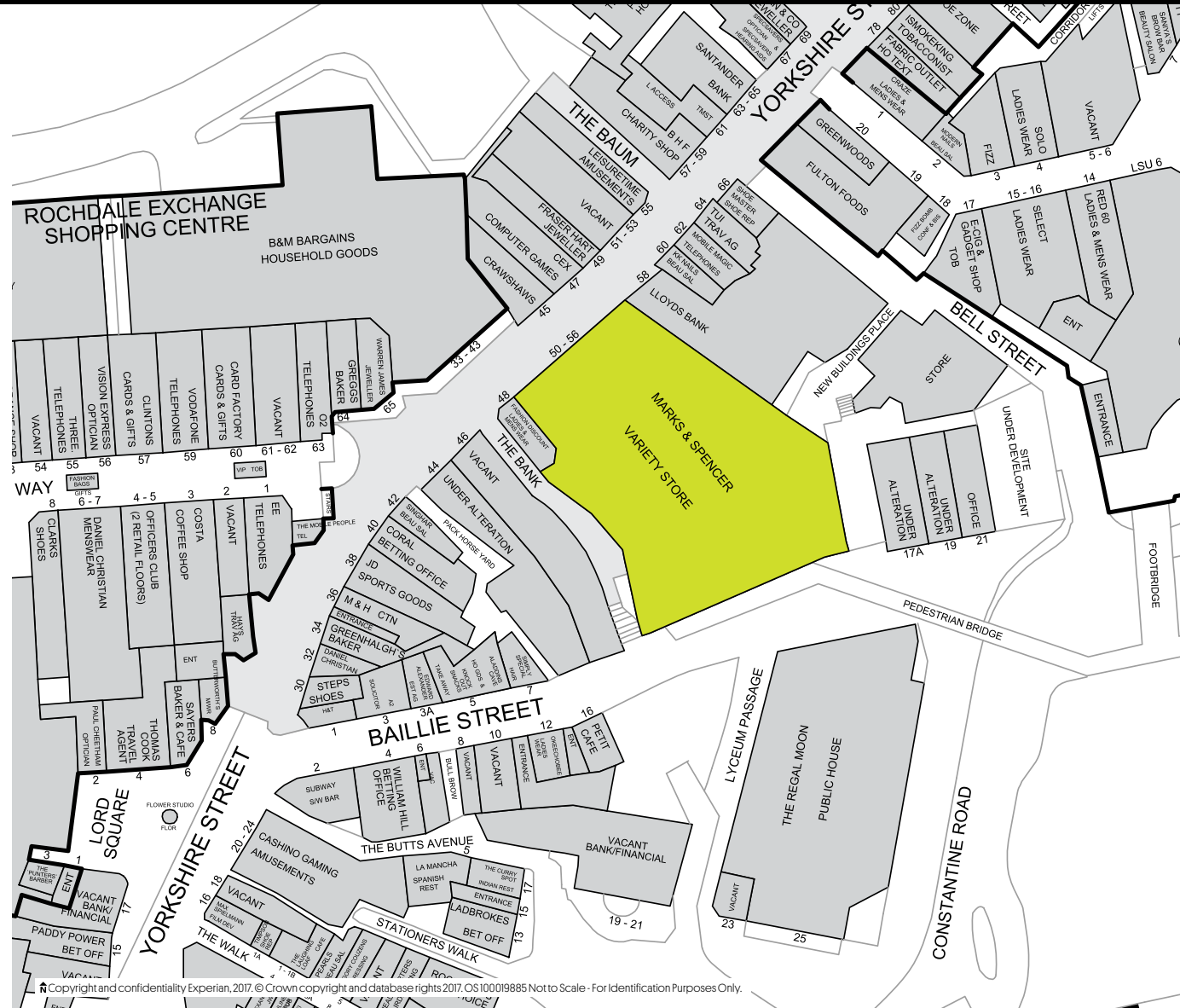
bchislett@savills.com

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