

84-86 Yorkshire Street Rochdale, Lancashire OL16 1JN

lot 54

Freehold Retail Investment

- Retail unit entirely let to Poundzone (North West) Limited with vacant offices on upper floors
- Pedestrianised town centre location
- Adjacent to the Wheatsheaf Shopping Centre and near The Exchange Shopping Centre
- Nearby occupiers include Marks & Spencer, Peacocks, Lloyds Bank, Santander, Specsavers

Rent
£25,000
per annum
exclusive



On Behalf of
Joint LPA Receivers

Location

Miles: 14 miles north of Manchester
35 miles south-west of Leeds
70 miles north-west of Sheffield
Roads: A627, M66, M60, M62 (Junction 20)
Rail: Rochdale Railway Station
Air: Manchester Airport

Situation

The property is prominently situated on the east side of Yorkshire Street, Rochdale's prime pedestrianised retail thoroughfare. The property is adjacent to the Wheatsheaf Shopping Centre which houses occupiers including Peacocks, New Look, Argos and Wilko's and approximately 100 metres from the entrance to The Exchange Shopping Centre. Other nearby occupiers include Marks & Spencer, Lloyds Bank, Santander and Specsavers.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation and self-contained office accommodation on the first floor and second floors accessed from Yorkshire Street.

Tenure

Freehold.

VAT

Please refer to the Special Conditions of Sale.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

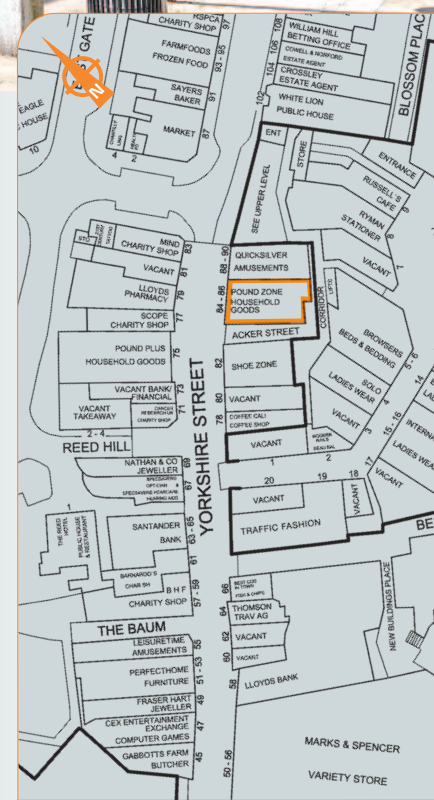
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	140.50 sq m (1,512 sq ft)	POUNDZONE (NORTH WEST) LIMITED (t/a Poundzone)	5 years from 27/06/2014	£25,000	27/06/2019
Basement	Retail	103.01 sq m (1,109 sq ft)				
First	Office	138.30 sq m (1,489 sq ft)	VACANT POSSESSION			
Second	Office	143.50 sq m (1,545 sq ft)				
Totals		525.36.31 sq m (5,655 sq ft)			£25,000	

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