

## FOR SALE

### Mixed retail/residential investment



### 2, 3 and 4 UNION STREET, ROCHDALE OL16 1DY

- A block of three modern retail units with 5 first floor one bedroom self-contained flats
- Current rental income is approximately £36,000 pa with potential for uplift to approximately £45,000 pa
- Prominent frontage to a busy through road in Rochdale town centre

of three  
or self-  
contained flats, purpose-built in 1992. It is of steel  
framed cavity construction, enclosed with cavity  
brickwork beneath a concrete tile roof.

Location is in a secondary but prominent position in  
Rochdale town centre, conveniently placed for  
access to all amenities and services. There are  
several public car-parks in the vicinity.

Union Street connects the A58 dual carriageway  
and the town's main shopping thoroughfare  
Yorkshire Street.

#### Schedule of Accommodation

##### Ground floor

**Unit 2** – mid terraced retail unit of 64 sq m (689 sq  
ft). Currently vacant and available to let at **£8,500**  
pa as a 'shell' unit.

Rateable Value £8,900.

**Unit 3** - mid-terraced unit of 75.5 sq m (813 sq ft).

Let to Positive Steps Oldham from 19<sup>th</sup> June 2017  
until 31<sup>st</sup> March 2020 at a rent of £12,000 pa, with  
tenant's break option on 31<sup>st</sup> March 2019.

**Unit 4** - end terraced unit of 55 sq m (592 sq ft).

Let to a private individual from 24<sup>th</sup> March 2017 for  
a term of 15 years at a rent of £8,000 rising to  
£8,500 from March 2019. Tenant's break option at  
the end of year 5.

**2no. ground floor entrance lobbies** to first floor.

##### First floor

2no. communal landings.

**5no. 1 bedroom flats** each with open-plan  
lounge/kitchen, bedroom and bathroom.

Let to St Vincent's Housing Association by way of  
under lease for a term of 21 years and 7 days from  
the 21<sup>st</sup> July 1997 at a rent of £16,052.40 pa until  
lease expiry in July 2018.

Potential for uplift in July 2018 to open market  
value of approximately £25,000 pa assuming  
separate letting of each flat.

#### Services

All mains services are believed to be connected.

#### Tenure

Title is held leasehold for a term of 999 years (less  
10 days) from 3<sup>rd</sup> May 1802 subject to a ground  
rent of £100 and the aforementioned tenancies.

#### Terms

**£450,000**

#### VAT

All prices/rents quoted are exclusive of but may be  
liable to VAT at the prevailing rate.

#### Viewing

Strictly by appointment with the sole Agents,  
Bolton Marshall, Farriers Chambers Smith Street  
Rochdale OL16 1TU. Telephone 01706 638341.

Contact: Paul Marshall. Email :.

[psm@boltonmarshall.co.uk](mailto:psm@boltonmarshall.co.uk)

Ref: PSM/dm/80558

Date: 11<sup>th</sup> April 2018

#### Property Misdescriptions Act 1991

These details are believed to be correct at time of compilation but may be  
subject to subsequent amendment. Measurements and floor areas are given  
as a guide and should not be relied upon. No tests have been carried out on  
any service installations, plant, machinery equipment or fixtures and fittings  
referred to in these particulars and no warranty is given as to their condition  
or operation. Circumstances may change beyond our control after the  
publication of these particulars



#### Bolton Marshall

Farriers Chambers

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Web: [www.boltonmarshall.co.uk](http://www.boltonmarshall.co.uk)

#### PROPERTY MISDESCRIPTIONS ACT 1991

BOLTON MARSHALL for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract.



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### Performance Certificate



Public Building  
Certificate Reference Number: 9811-3007-0723-0500-1525

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbc](http://www.communities.gov.uk/epbc).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 65  
Building complexity (NBS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 108.66

#### Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

55 If typical of the existing stock

#### Green Deal Information

This Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Energy Performance Certificate



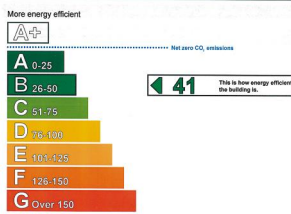
Non-Domestic Building

1 Union Street  
ROCHDALE  
OL16 1DY

Certificate Reference Number: 9541-3046-0893-0000-3495

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbc](http://www.communities.gov.uk/epbc).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 72  
Building complexity (NBS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 50.76

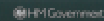
#### Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

52 If typical of the existing stock

### Energy Performance Certificate



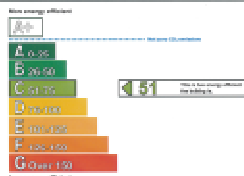
Non-Domestic Building

1000000-00000  
4 Union Street  
ROCHDALE  
OL16 1DY

Certificate Reference Number: 9714-3011-0000-0808-7011

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbc](http://www.communities.gov.uk/epbc).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 71  
Building complexity (NBS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 71.54

#### Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

57 If typical of the existing stock

#### Green Deal Information

This Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Performance Certificate



ROCHDALE, OL16 1DY

Top-floor flat  
13 April 2016  
13 April 2016

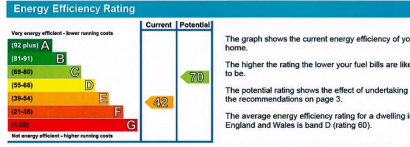
Reference number: 9978-0004-6264-6408-6984  
Type of assessment: RUSAP, existing dwelling  
Total floor area: 46 m<sup>2</sup>

\*) Compare current ratings of properties to see which properties are more energy efficient  
) Find out how you can save energy and money by installing improvement measures




Estimated energy costs of dwelling for 3 years:	£ 3,285
Over 3 years you could save	£ 1,530

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 114 over 3 years	
Heating	£ 2,310 over 3 years	£ 1,268 over 3 years	
Hot Water	£ 819 over 3 years	£ 375 over 3 years	
<b>Totals</b>	<b>£ 3,285</b>	<b>£ 1,755</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 78	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 69	
3 Low energy lighting for all fixed outlets	£15	£ 30	

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingsenergy](http://www.direct.gov.uk/savingsenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to

### Energy Performance Certificate



4a, Union Street, ROCHDALE, OL16 1DY

Dwelling type: Top-floor flat  
Date of assessment: 13 April 2016  
Date of certificate: 13 April 2016

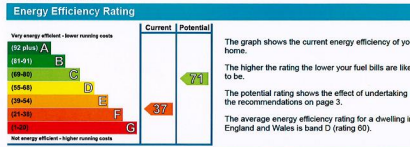
Reference number: 8400-8876-7829-3006-1463  
Type of assessment: RUSAP, existing dwelling  
Total floor area: 35 m<sup>2</sup>

Use this document to:  
 \*) Compare current ratings of properties to see which properties are more energy efficient  
 \*) Find out how you can save energy and money by installing improvement measures




Estimated energy costs of dwelling for 3 years:	£ 3,129
Over 3 years you could save	£ 1,788

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 81 over 3 years	
Heating	£ 2,264 over 3 years	£ 968 over 3 years	
Hot Water	£ 705 over 3 years	£ 284 over 3 years	
<b>Totals</b>	<b>£ 3,129</b>	<b>£ 1,341</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 264	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 69	
3 Low energy lighting for all fixed outlets	£15	£ 24	

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingsenergy](http://www.direct.gov.uk/savingsenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.