

**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

**18 Yorkshire Street, Rochdale, Greater
Manchester, OL16 1EN**



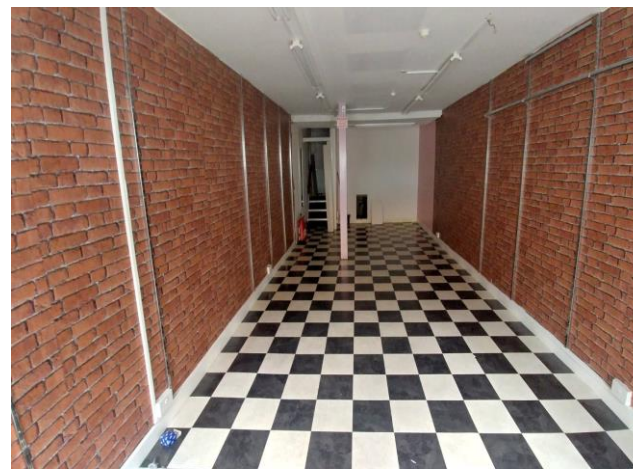
FOR SALE

ASKING PRICE RECENTLY REDUCED!
FOR SALE/TO LET
Rental Upon Application

A prominent town centre mid terraced retail unit comprising ground floor open plan sales area with first and second floor offices, plus attic storage, extending to 102.38sq.m (1,102 sq.ft)

Suitable for a variety of uses, subject to the relevant consent if required.

£125,000



Ref: COM180020

For more information call: **0161 925 3232**

18 Yorkshire Street, Rochdale, Greater Manchester, OL16 1EN

Property Description

A self contained mid terraced retail premises with ground floor open plan sales area, first and second floor offices plus attic storage, extending to 102.29 sq.m (1,101 sq.ft)

The property would benefit from an element of refurbishment throughout and would be suitable for a number of business uses, subject to the relevant consent and particularly appropriate for a retailer or office user that requires a town centre address close to all amenities.

Location

The property is situated on Yorkshire Street in the heart of Rochdale town centre amongst a variety of established retailers and traders.

The immediate surrounding area is predominately commercial and surrounding occupiers include Cash Bingo, Max Spielman, Yorkshire Bank, Thomas Cook and the Rochdale Exchange Shopping Centre. Transport/Motorway links are within close proximity of the property.

Accommodation

The property comprises of:

Ground floor open plan sales area
35.08m (377 sq.ft)

First Floor Offices & Storage
17.84 sq.m (192 sq.ft)

Second Floor office & Kitchen
34.10 sq.m (367 sq.ft)

Attic for storage
15.43 sq.m (166 sq.ft)

Business Rates

We have been advised the rateable value is £12,500.

Purchasers are advised to make their own enquiries to Rochdale MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

Tenure

Freehold

Planning

Rochdale Borough Council
Number One Riverside, Smith Street, Rochdale OL16 1XU. Phone: 01706 647474

Services

All mains services are available, however no checks have been made.

EPC
(D)

VAT

VAT will be payable in addition to the purchase price and we would ask solicitors to also confirm this.

Website

The property along with others we are currently marketing is available to view on www.ryder-dutton.co.uk, www.egpropertylink.com, www.onthemarket.com & www.rightmove.com

Viewings

Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept.
Tel No: 0161 925 3232.

