

WALK THROUGH VIDEO TOUR AVAILABLE



**Attention All Investors and Owner Occupiers. 2462 Sq Ft Modern High Quality Office Suite. With 10 Parking Spaces. Earning a 10.80% Yield.**

## Unit 2

Crown Business Park, Cowm Top Road,  
Rochdale, OL11 2PU

Office, Business Park

# FOR SALE

**2,462 sq ft**

(228.73 sq m)

- Currently Achieving A Yield Of 10.80% increasing to 12.66%
- 2462 Sq Ft 2 Storey Modern Office Premises
- 10 Car Parking Spaces
- Walk Through Video Tour Available To View
- Only Build Completed in 2015
- Close to Greater Manchester Motoway Network

A property for everyone

# Unit 2, Crown Business Park, Cowm Top Road, Rochdale, OL11 2PU

## Summary

<b>Available Size</b>	2,462 sq ft
<b>Price</b>	£225,000.00
<b>Business Rates</b>	Small business rate relief. You can get small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000.
<b>Service Charge</b>	£0.46 per sq ft There is a service charge to cover the maintenance of the common areas and estate management.
<b>EPC Rating</b>	B

## Description

Attention All Investors and Owner Occupiers. 2462 Sq Ft Modern High Quality Office Suite. With 10 Parking Spaces earning a 10.80% yield.

Pearson Ferrier Commercial are delighted to bring to the market the stunning, modern 2 storey 2462 Sq Ft commercial office premises with 10 car parking spaces currently generating a yield of 10.80% against the asking price, increasing to 12.66%.

The current tenant has been in situ since April 2016 and is currently in a renewed 5 year lease from April 2019.

Annual Rent: the annual rent shall be as follows:

from the date hereof until 28 April 2020 the sum of £24,320 per annum;

from 29 April 2020 until 28 April 2021 the sum of £25,350 per annum;

from 29 April 2021 until 28 April 2022 the sum of £26,400 per annum;

from 29 April 2022 until 28 April 2023 the sum of £27,450 per annum;

from 29 April 2023 until 28 April 2024 the sum of £28,500 per annum;

all such sums being exclusive of VAT

Currently the property is configured to the requirements of the current long standing tenant. The ground floor is accessed by way of intercom to the glazed front door to the properties lobby area, with staircases to the first floor and disabled compliant w.c. On entering the ground floor main office you will be greeted with a modern, light and spacious 1230 Sq Ft open plan floor area with suspended ceiling, modern energy saving lighting, A/C unit, gas central heating, CCTV, stunning floor to ceiling glazed partition board room/training room with a kitchen area to the rear.

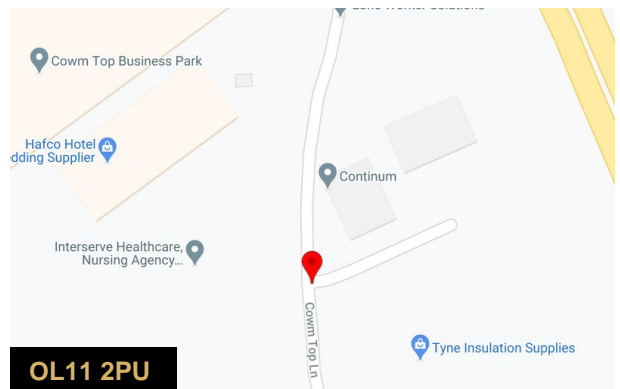
The first floor also measures a further 1231 Sq Ft of open plan floor area with a further full floor to ceiling glazed managers office along with a second kitchen area.

Externally you find ample parking with 10 allocated parking spaces.

The property is located on Cown Top Business Park only minutes from the Greater Manchester's motorway network. This modern built office development was only completed in 2015.

## Location

Cown Top Business Park is ideally located fronting the A627(M) 1.5 miles from Junction 20 of the M62/M60 Greater Manchester Motorway, providing excellent access to the regional and national motorway network.



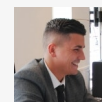
## Viewing & Further Information



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