



For Sale / To Let

Extensive Office/Retail Space
First Floor Flat
102.97sq.m (1109.sft)

Investment **£110,000 Plus VAT**
Ground Floor **£6,000 Per Annum**
Exclusive of Rates



Ref: 101083

81 Drake Street, Rochdale, OL16 1SD

Property Description

The property is a two storey converted public house with an extensive open plan office/retail space on the ground floor.

Suitable for a variety of commercial uses.

On the first floor is a one bedroomed flat currently let, on an Assured Shorthold Tenancy generating £425 per calendar month.

Location

Situated at a mid point on Drake Street in Rochdale Town Centre amongst established traders close to the Metrolink stops & all facilities of amenities with a number of car parks within the near vicinity.

Accommodation

The property comprises of :

Ground Floor

Open Plan Office / Retail Space

Rear Bar

W.C

First Floor

One bedroom tenanted flat

Business Rates

For verification purposes, prospective tenants 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

We are advised the tenure is of leasehold.

Planning

Rochdale Borough Council

Number One Riverside, Smith Street, Rochdale
OL16 1XU

Phone: 01706 647474

Services

We understand that all mains, water and electricity are available, however no checks have been made.

VAT

We have been advised that VAT is payable on the sale of the property.

Energy Performance Certificate

The property has an EPC rating E.

Website

Details of these premises can be viewed by visiting www.ryder-dutton.co.uk and www.egpropertylink.com

Viewings

- Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept.

Tel No: 0161 925 3232.