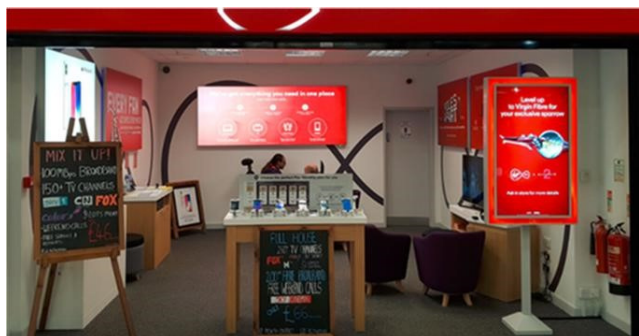


RETAIL

**54, Market Way
Exchange Shopping Centre
Rochdale
OL16 1EB**



EXISTING LEASE AVAILABLE

LOCATION

The premises immediately adjoin **Three** whilst opposite **Clarks**. Other well-known occupiers include **Costa**, **H Samuel**, **Greggs**, **Vision Express** and **Holland & Barrett**.

ACCOMMODATION

The premises benefit from the following approximate net internal floor area:-

Internal Width:	5.21 m	(17'2 ft)
Shop Depth:	6.33 m	(20'9 ft)
Ground Floor Sales:	30.09 m ²	(324 ft ²)



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 www.wghproperty.co.uk

0117 922 1222



Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.
More information can be found at www.pai.uk.com

LEASE

An existing 3 year lease to expire 7th April 2019. The lease is contracted outside the Landlord & Tenant Act 1954.

RENT

£35,000 per annum inclusive of rent, service charge and insurance.

TERMS

Virgin Media are prepared to surrender their lease before expiry allowing the landlord to grant a new lease.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £18,750

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

EPC

An EPC has been requested.

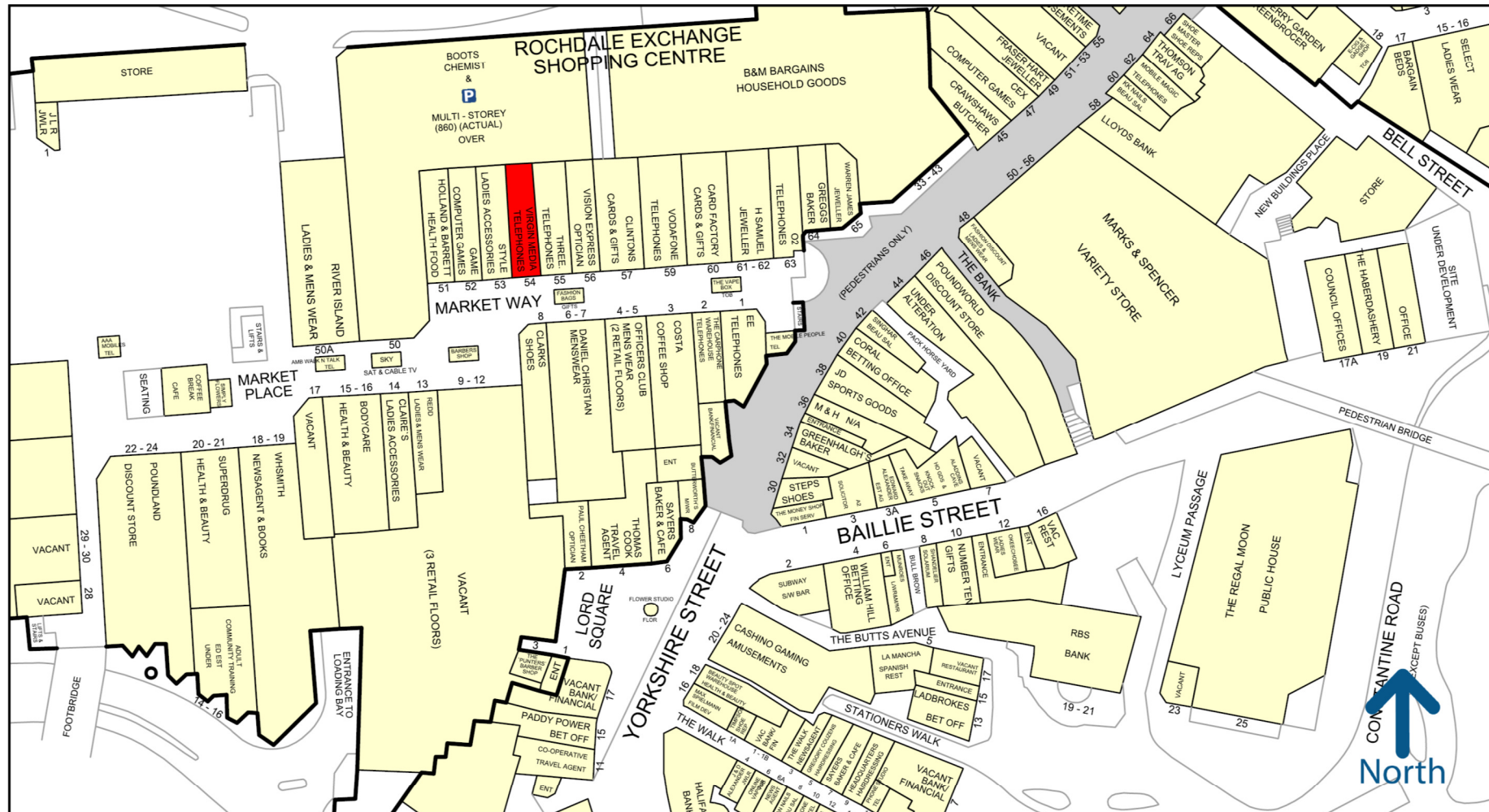
VIEWING & FURTHER INFORMATION

Staff are **unaware** of any disposal proposals so all enquiries strictly via:

Stuart Williams - (stuart@wghproperty.co.uk) or
Bridget Hardwick - (bridget@wghproperty.co.uk) or
Steve Cullis - (steve@wghproperty.co.uk) at this office.

SUBJECT TO CONTRACT

MAY 2018



50 metres

Experian Goad Plan Created: 09/05/2018

Created By: Williams Gunter Hardwick



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