



TO LET

Retail unit

1,158 sq.ft

(108 sq.m)

Unit 5 Mayfield Parade, Albert Royds Street, Rochdale, OL16 2UE

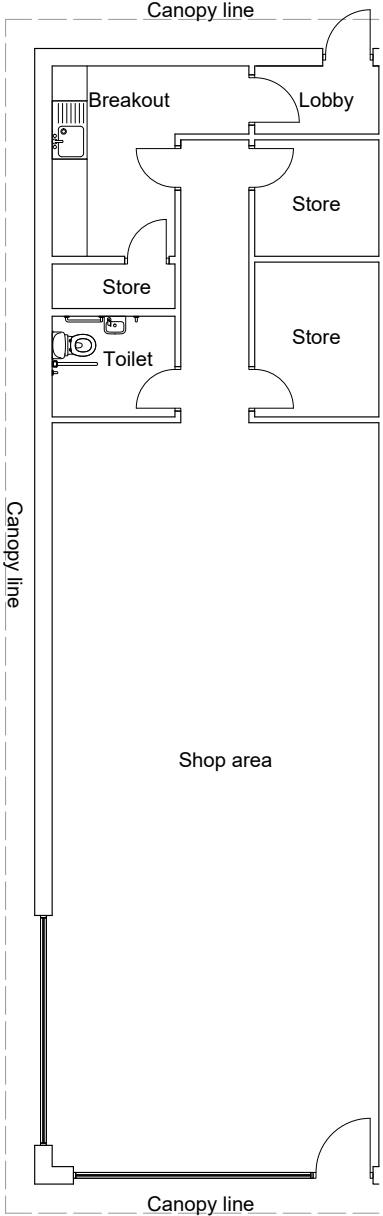
- Prominent main road position fronting the A664 Rochdale by-pass
- Approximately 2 miles from Rochdale Town Centre
- Part of an established shopping parade
- Good parking provision
- Neighbouring occupiers include Spar, Bet Fred and Dominos

LCP.
part of M²Core

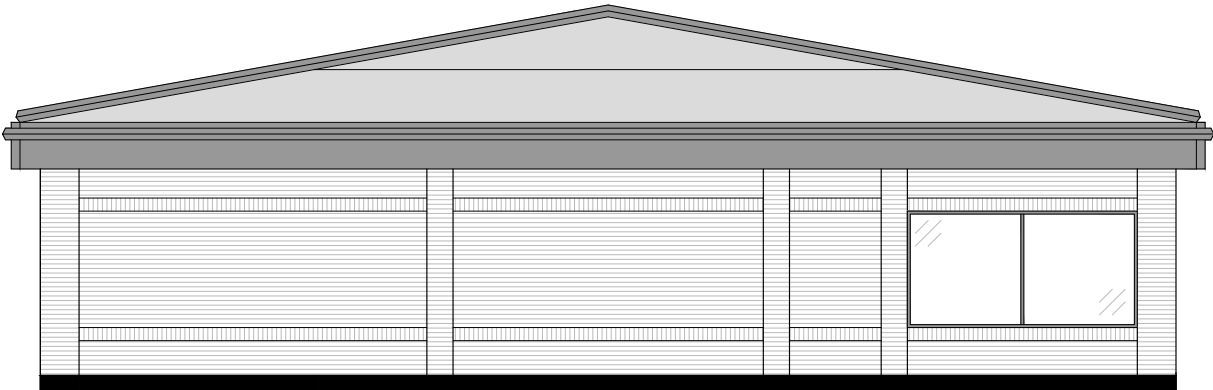
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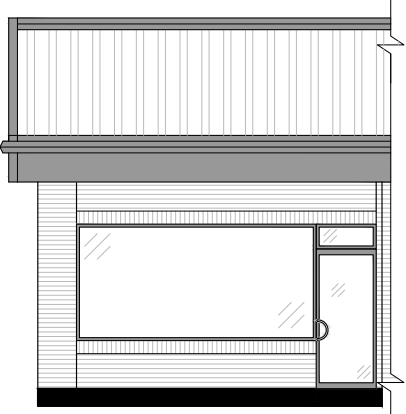




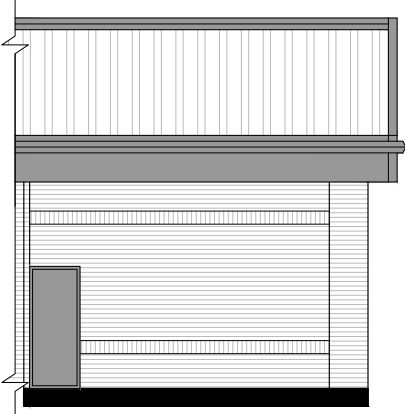
Ground Floor Plan - 1158sqft.



Side Elevation



Front Elevation



Rear Elevation

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,158	108
TOTAL	1,158	108

Description

The property comprises a modern single-storey end terrace retail unit, forming part of an established shopping parade, with good car-parking provision.

Rent

£17,500 per annum exclusive of VAT, service charge, business rates and insurance

Rates

The Rateable value is £10,500. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority

Services

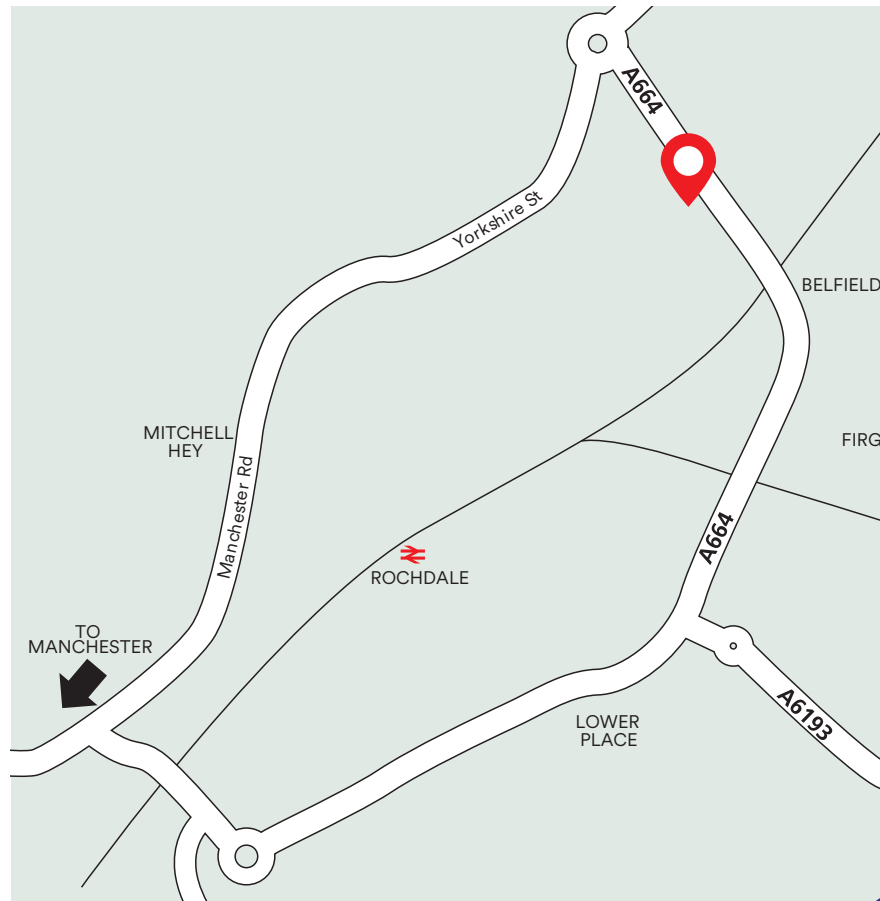
The unit has electricity, gas and water connected

Service Charge & Insurance

The service charge payable on the unit is £2,774 plus VAT. The landlord will insure the premises and recover the premium from the tenant

Energy Performance

The Energy Performance Asset Rating is in Band B (46). Further information available upon request.



Planning

Interested parties should satisfy themselves that the property has planning permission for their intended use

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:



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PROPERTY CONSULTANTS

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