

Retail/Leisure Unit to Let
1, The Butts, Rochdale, OL16 1HB

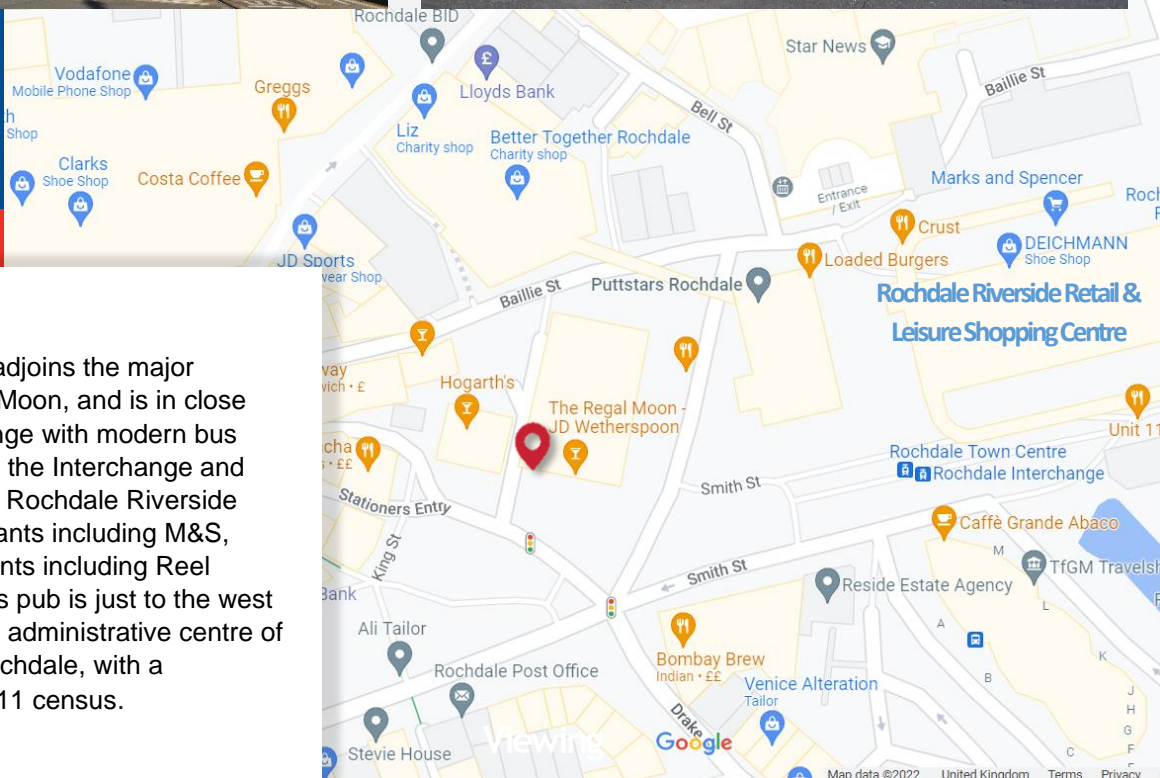


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Location

The subject unit, 1, The Butts, adjoins the major Wetherspoon's pub, the Regal Moon, and is in close proximity to Rochdale Interchange with modern bus station and Metrolink. Adjoining the Interchange and close to the property is the new Rochdale Riverside Shopping Centre with retail tenants including M&S, H&M and Next and leisure tenants including Reel Cinema and Puttstars. Hogarths pub is just to the west of the property. Rochdale is the administrative centre of the Metropolitan Borough of Rochdale, with a population of 211,699 in the 2011 census.

Description

The unit enjoys good prominence on the Butts and has the following approximate net internal areas:

Ground floor - 300 sq ft (27.87 sq m) main area plus kitchen - 56 sq ft (5.20 sq m)
First floor - 281 sq ft (26.1 sq m) (plus WC)
Total – 637 sq ft (59.18 sq m)

Tenure

Leasehold on terms to be agreed.

Rent

£9,750 per annum exclusive.

Service Charge

A service charge is payable - details on application.

Energy Performance Certificate

The unit has an energy rating of C.

Business Rates

Rateable Value (2017): £6,800

It is recommended that interested parties make their own enquiries with the local rating authority to check the assessment and the current rates payable by calling 01706 926170.

Strictly by arrangement via:



Centurion House, 129 Deansgate, Manchester, M3 3WR

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