

TO LET

Ground floor office or retail unit

56 sq m (604 sq ft) net



19 DRAKE STREET, ROCHDALE OL16 1RE

- Recently refurbished including new gas central heating system
- Prominent main road position
- 2 allocated spaces on nearby car-park
- Conveniently placed for access to Transport Interchange, town centre shops and nearby public car-parks
- No business rates payable to qualifying businesses

01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

Description

The property forms part of a three-storey mid-terraced building dating from the late 1800's.

It comprises a recently refurbished self-contained office suite sub-divided into various rooms, which could also be utilised for retail purposes. There is a basement beneath part suitable for storage.

Location

Location is in a prominent position in Rochdale town centre, conveniently placed for access to all amenities and services. Drake Street is one of the primary routes leading out of Rochdale and along which the Metrolink operates between the Transport Interchange and railway station.

Accommodation

Front office or retail unit 3.8m x 6.40m

Rear office 2.65m x 4.18m

Corridor

L-shaped store 1.18m x 0.96m plus 1.25m x 1.65m

Rear office 3.09m x 3.84m (maximum dimensions)

Storeroom 1.7m x 1.92m

Kitchen 1.74m x 1.95m

Rear fire exit

Toilet with wc

Basement storage 4.95m x 6.05m

2 allocated spaces on private car-park nearby on River Street to the rear of the property available on license.

Services

Mains water, electricity and drainage are connected.

New gas central heating installed.

Business Rates

The property has a Rateable Value of £5,700.

Terms

The property is offered to let by way of a new internal repairing and insuring lease at a rent of **£5,950 per annum**.

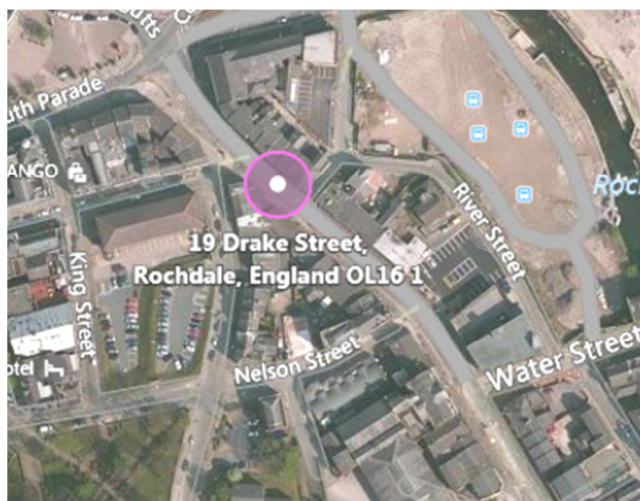
VAT

All prices/rents quoted are exclusive of but may be liable to VAT at the prevailing rate.

Bolton Marshall
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Viewing

Strictly by appointment with the sole Agents, Bolton Marshall, Victoria Buildings, 9-13 Silver Street, Bury BL9 0EU. Telephone 01706 638341. Contact: Paul Marshall. Email :. psm@boltonmarshall.co.uk

Ref: PSM/dm/18/A114

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