

#### **SITUATION**

Occupying a prime trading position on the pedestrianised section of Yorkshire Street linking both the **Rochdale Exchange Shopping Centre** and the **Wheatsheaf Shopping Centre**.

The property is opposite Marks & Spencer and Lloyds Bank and amongst such other multiples as Santander, Poundworld, JD Sports, CEX and Thomson Travel.

Rochdale is a busy market town located 10 miles north-east of Manchester and 28 miles south-west of Leeds and enjoys good road communications via the M62 (Junction 20), which links with the M66 (Junction 4) and M60 (Junction 18).

## **PROPERTY**

A mid terrace building comprising a Large Ground Floor Retail Unit (ex-Dorothy Perkins/Burtons) with internal and separate rear access to Ancillary/Store on the first and second floors (First Floor previously used as sales area). The property benefits from rear access for unloading as well as a goods lift.

VAT is payable in respect of this Lot (TOGC available)

# £65,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN** 

#### **FREEHOLD**

## ACCOMMODATION Ground Floor Retail Unit

Gross Frontage 27'8"
Internal Width 24'1"
Shop & Built Depth 84'3"

Area Approx. 2,010 sq ft

First Floor

Ancillary/Store Area Approx. 1,840 sq ft

**Second Floor** 

Ancillary/Store Area Approx. 795 sq ft

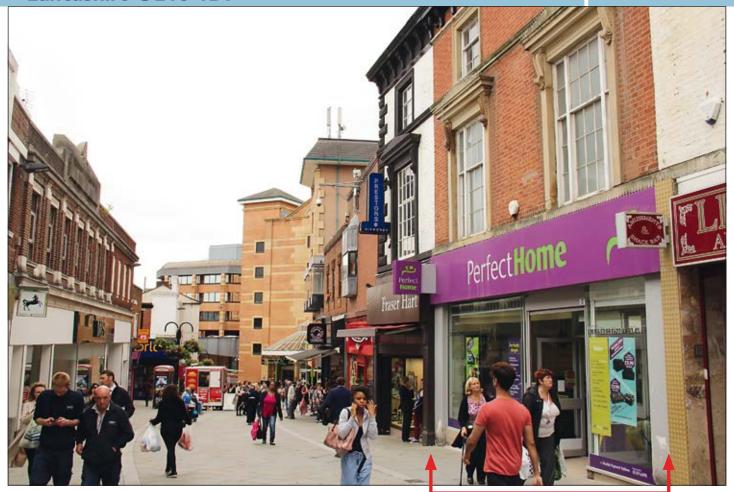
2 WCs

Total Area Approx. 4,645 sq ft

### **TENANCY**

The entire property is let on a full repairing and insuring lease to Temple Retail Limited (guaranteed by Perfect Home Holdings Limited) (having 67 branches) (T/O for Y/E 31/03/15 £90.1m, Pre-Tax Profit £7.29m and Shareholders' Funds £61.9m) for a term of 10 years from 6th May 2011 at a current rent of £65,000 per annum exclusive.

Note: The Tenant's May 2016 Break Clause was not exercised.





VENDOR'S SOLICITORS

Bower Cotton LLP – Tel: 020 7353 1313

Ref: J. Jacob – Email: jonathan.jacob@bowercotton.co.uk