



Nabarro McAllister & Co
C h a r t e r e d S u r v e y o r s

RETAIL SHOP TO LET

**48 YORKSHIRE STREET
ROCHDALE OL16 1JW**



We give below brief details of a ground floor shop with ancillary space at basement and first floor level occupying a prominent position on Yorkshire Street at Rochdale.

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Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY**

LOCATION

The property stands in a prominent position on Yorkshire Street at Rochdale next to Marks and Spencers and close to the entrance with the Rochdale Exchange shopping centre

DESCRIPTION

The property is of traditional construction with walls faced externally in brick under a flat roof.

ACCOMMODATION

Briefly the accommodation comprises:-

BASEMENT 513 SQ FT

Store/Staff Room with suspended ceiling and single drainer stainless steel sink, ladies and gents WC.

GROUND FLOOR

Sales Shop 588 SQ FT with suspended ceiling, splayed arcade entrance, return frontage and incorporating small store room at the rear.

FIRST FLOOR

Store 643 SQ FT

TERMS

The property is offered on a new 5 year Lease or multiples of 5 years on full repairing and insuring terms at an annual rent of £29,500 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs in preparation of the lease.

VIEWING

Strictly by appointment with the Chartered Surveyors.

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
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