

ROCHDALE

9 Baillie Street, OL16 1JG

Retail/F&B Unit TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are located along the Baillie Street, linking the town and Riverside shopping.

Baillie Street is establishing itself as the new vibrant F&B location in the town, with many nearby operators including The Pint Pot, Little Acorn petite café, SiRo' Mangia&Bevi café bistrot and The Regal Moon.

Lease Details and Rent

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rental offers are sought in the region of £27,500 pax

Accommodation

The unit is arranged over upper ground and basement levels comprising of the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,287	119.7
Basement (Ancil Only)	1,239	115.2

Business Rates

Rateable Value (2023) - **TBC**

Interested parties are advised to make their own enquiries with the Local Authority.

VAT and Costs

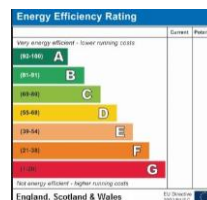
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.

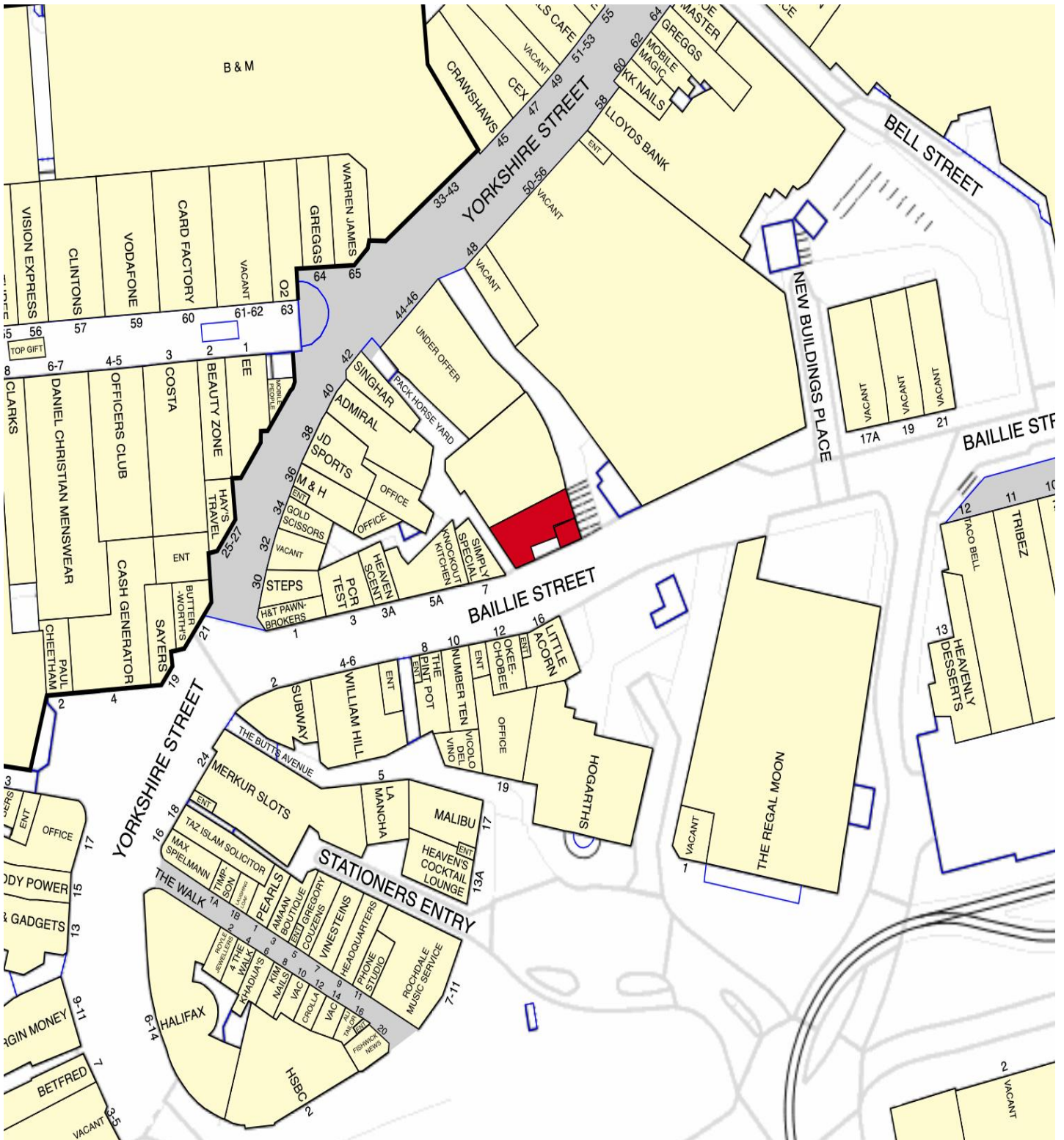


All Enquiries

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7a Baillie Street, OL16 1JG



June 2025. Subject to Contract.

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