



Rochdale Riverside

RIVERSIDE, UNIT 13, ROCHDALE, OL16 1BE

UNIT 13 TO LET



Rochdale Riverside presents a fantastic line-up of retailers and leisure operators!

M&S

NEXT

H&M

RIVER ISLAND

GREGGS

cardfactory

TheWorks.co.uk

DUNKIN'

PUTT & PLAY
from
Hollywood Bowl

Nando's

PIONERO LOUNGE
CAFÉ BAR

H&B

Superdrug

JD

Boots

DEICHMANN

REEL CINEMA
THE REEL HEART OF THE COMMUNITY

Location & Description

- Rochdale Riverside forms part of Rochdale Borough Council's £250million regeneration of the town centre. Upperbanks development, now completed - 242 residential apartments and a 146-bed Hampton by Hilton hotel.
- Rochdale benefits from a catchment shopper population of over 1 million people.
- 12,000 homes are identified for development within the Rochdale catchment.
- Over 8,000 businesses operate in Rochdale with 500,000 sq ft of employment space targeted for development in the Kingsway Business Park.

Lease Details & Rent

The former restaurant is available by way a new effective FRI lease for a term to be confirmed. **Rent:** Available upon application | **Current Estimated Service Charge:** £6,151pa & **Insurance** £475pa

Business Rates

The unit is current assessed as follows: **Rateable Value:** £26,250 | **Rates Payable:** (2023/24) £13,440pa

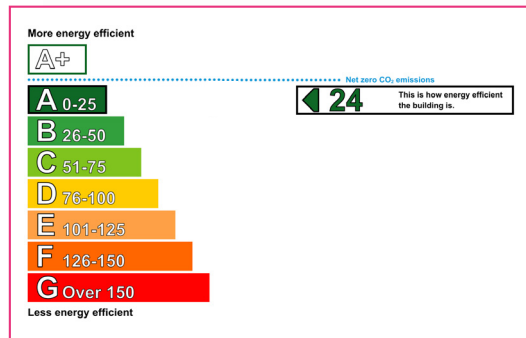
Accommodation

The premises comprise the following approximate floor area: **Ground Floor: 195.0 sqm (2,101 sqft)**

VAT & 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.

EPC



All Enquiries:

Tim Letts
tletts@ltlproperty.com
0161 260 0061

Elliott Gagan
egagan@ltlproperty.com
0161 260 0061



Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.