



To Let

Prominent High Street Retail

5,154 Sq Ft



93-95 Yorkshire Street
Rochdale
OL16 1DW

SW

Sanderson
Weatherall

Description

A prominently positioned three storey retail premises situated in the centre of Rochdale.

The ground and first floor comprise the commercial accommodation with the ground floor providing open plan retail accommodation with rear storage area, whilst the first floor provides a mixture of stores, office rooms and staff area.

The second floor provides a former three bedroom apartment in need of some refurbishment work including installation of kitchen. Externally, there is an outside balcony area. The second floor could be reinstated as a dwelling or alternatively be utilised as additional office or storage area.

Overall the property is in a clean and tidy condition ready for an incoming tenant's fit-out.

Planning

The property is considered suitable for a variety of retail uses or financial and professional services (subject to obtaining the necessary planning consents).



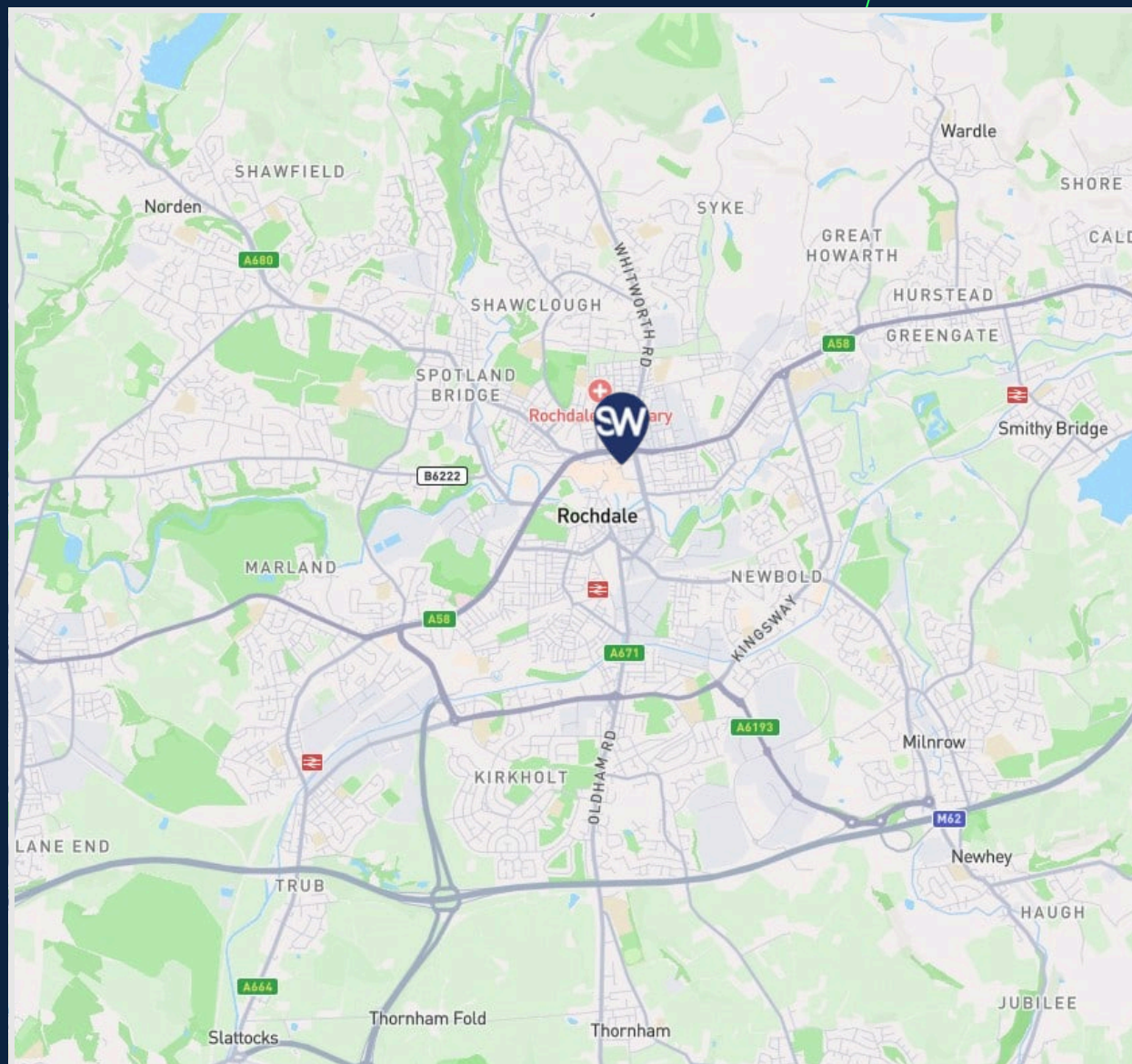
Location

93–95 Yorkshire Street occupies a prominent position within Rochdale Town Centre, fronting one of the town's principal retail and commercial thoroughfares. The property benefits from strong pedestrian footfall and sits within an established retailing pitch surrounded by a variety of national and regional occupiers.

The immediate area provides a vibrant mix of retail, banking, hospitality and service-led uses, reinforcing Yorkshire Street as a key commercial destination within the town centre.

The property is well served by public transport, with Rochdale Interchange located within a short walking distance, providing regular bus and Metrolink services to Manchester City Centre and the wider Greater Manchester area. Rochdale Railway Station is also situated nearby, offering direct rail services to Manchester, Leeds and other regional destinations.

The property benefits from excellent road communications, with convenient access to the A58 and A627(M), which in turn provide direct connectivity to Junction 20 of the M62 motorway. The motorway network offers straightforward access to Manchester, Leeds and the wider North West region.



Accommodation

Description	Sq M	Sq Ft
Ground Floor Retail	184.32	1,984
Ground Floor Stores	27.57	297
First Floor Stores / Office	188.87	2,033
Total (Commercial)	400.76	4,314
Second Floor Apartment	78.09	841
Total (Including Apartment)	478.85	5,154

Business Rates / Tax

Rateable Value: £36,250 (2026 Rating List)

Interested parties to make their own enquiries in respect of the second floor apartment council tax assessment

EPC

A copy of the Energy Performance Certificate is available upon request.

Rent

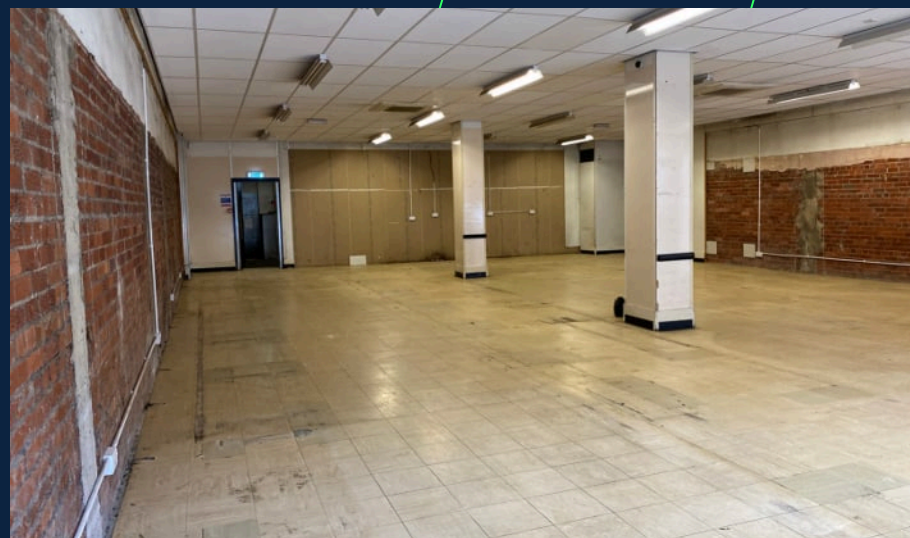
£55,000 per annum

VAT may be applicable at the prevailing rate.

Rent is exclusive of insurance, rates, utilities, VAT and any other outgoings.

Lease Terms

The property is available by way of a new Full Repairing and Insuring (FRI) Lease of a term of years to be agreed.





Sanderson
Weatherall

Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

▶ **Adam Marshall**
07734 871 126
adam.marshall@sw.co.uk

▶ **Tom Parker**
07999 029 022
tom.parker@sw.co.uk



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