



# Rochdale Riverside

RIVERSIDE, UNIT 11, ROCHDALE, OL16 1BE

UNIT 11 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

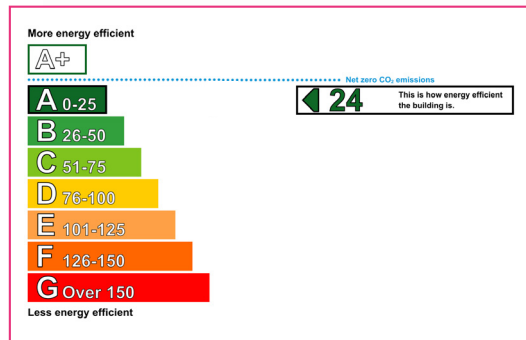
## Accommodation

The premises comprise the following approximate floor area: **Ground Floor: 315.0 sqm (3,394 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:

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