



Rochdale Riverside

RIVERSIDE, UNIT 9, ROCHDALE, OL16 1BE

UNIT 9 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:** £6,000pa & **Insurance** £550pa

Business Rates

The unit is current assessed as follows:

Rateable Value: £38,500.

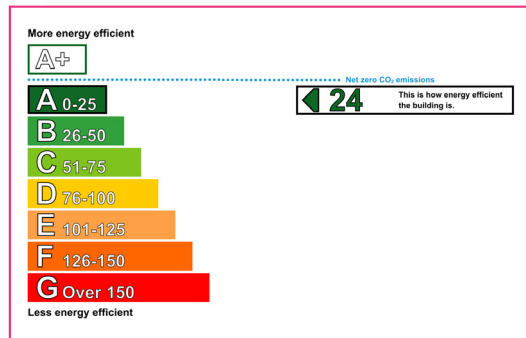
Accommodation

The premises comprise the following approximate floor area: **Ground Floor: 99 sqm (1,065 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



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