



# TO LET

Retail unit

## 1,158 sq.ft

(108 sq.m)

### Unit 5 Mayfield Parade, Albert Royds Street, Rochdale, OL16 2UE

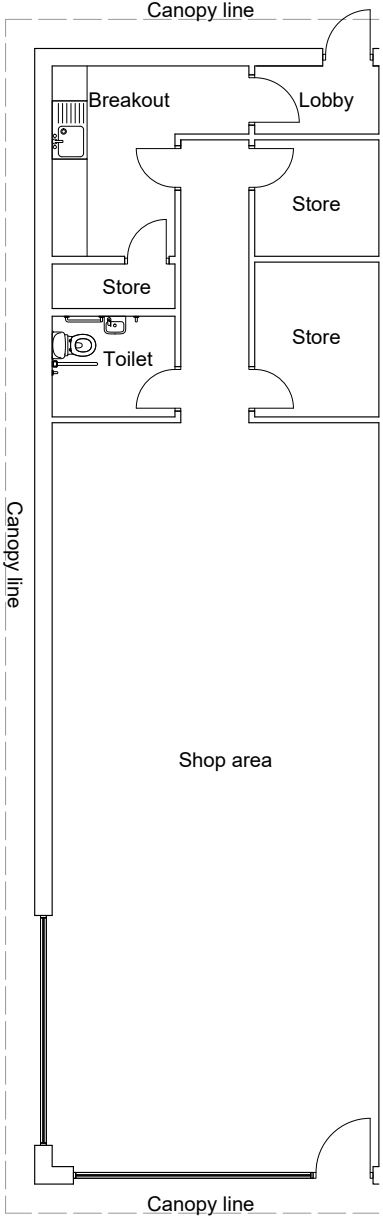
- Prominent main road position fronting the A664 Rochdale by-pass
- Approximately 2 miles from Rochdale Town Centre
- Part of an established shopping parade
- Good parking provision
- Neighbouring occupiers include Spar, Bet Fred and Dominos

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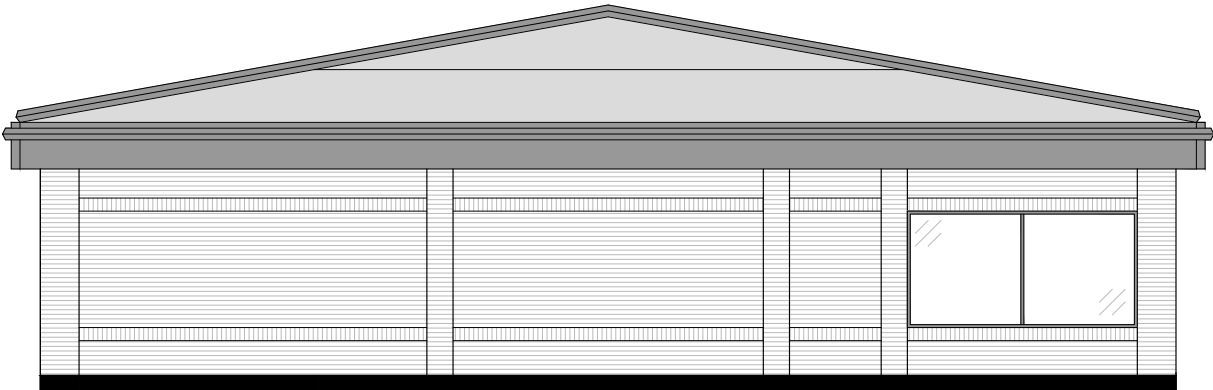
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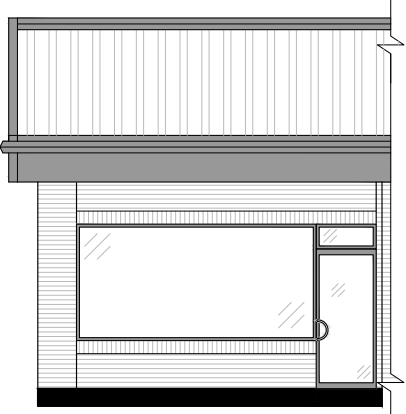




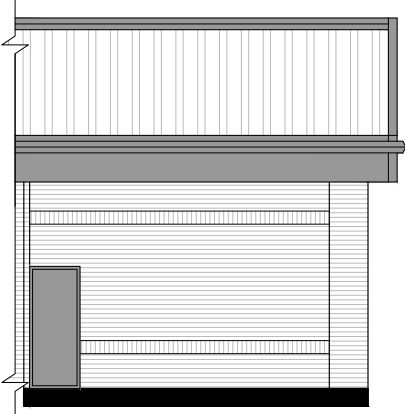
Ground Floor Plan - 1158sqft.



Side Elevation



Front Elevation



Rear Elevation

## Unit 5 Mayfield Parade, Albert Royds Street, Rochdale, OL16 2UE

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,158	108
<b>TOTAL</b>	<b>1,158</b>	<b>108</b>

### Description

The property comprises a modern single-storey end terrace retail unit, forming part of an established shopping parade, with good car-parking provision.

### Rent

£17,500 per annum exclusive of VAT, service charge, business rates and insurance

### Rates

The Rateable value is £10,500. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority

### Services

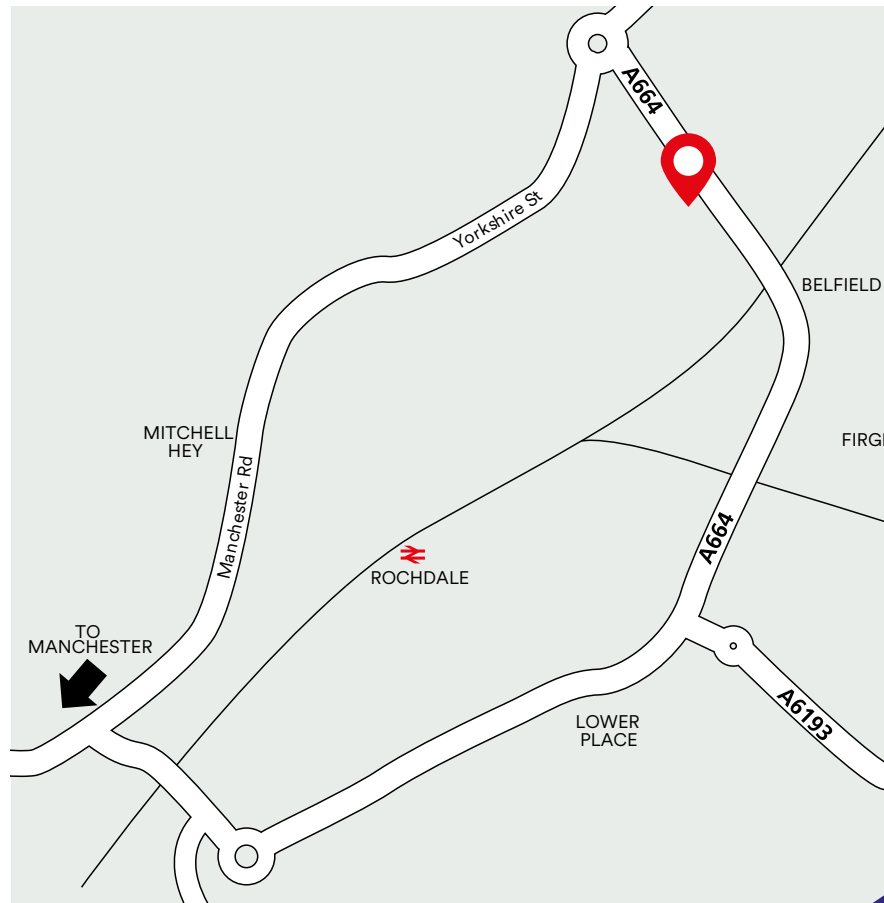
The unit has electricity, gas and water connected

### Service Charge & Insurance

The service charge payable on the unit is £2,774 plus VAT. The landlord will insure the premises and recover the premium from the tenant

### Energy Performance

The Energy Performance Asset Rating is in Band B (46). Further information available upon request.



### Planning

Interested parties should satisfy themselves that the property has planning permission for their intended use

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

### Viewing

Strictly via prior appointment with the appointed agents:



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