

Unit 5, Mayfield Parade, Albert Royds Road, Rochdale, OL16 2US

DESCRIPTION

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

The unit benefits from the following features; modern suspended ceilings with fluorescent tube lighting; electrically operated security shutters; an intruder alarm; gas central heating and a fitted kitchen.

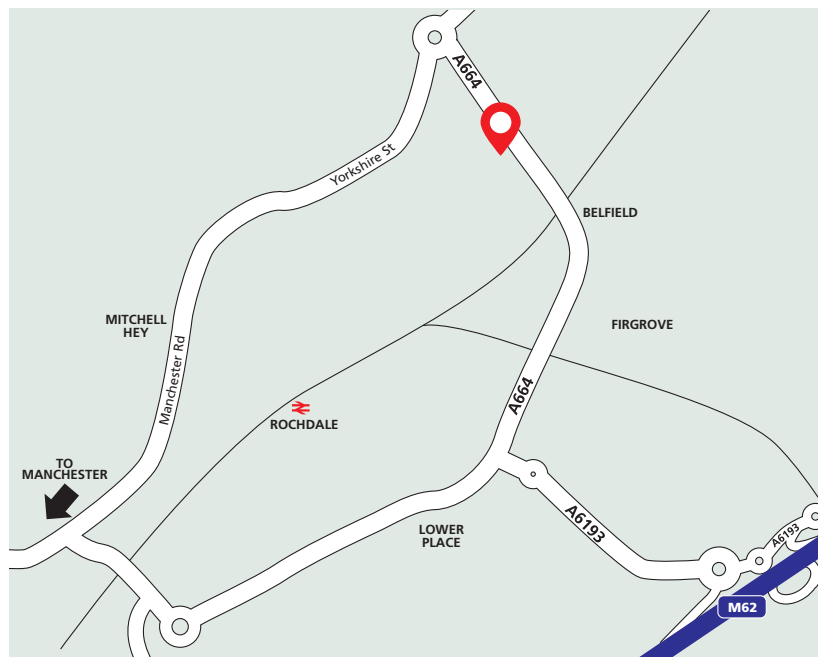
AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	1,158	107.58
TOTAL	1,158	107.58



LOCATION - OL16 2US

Mayfield Parade' is prominently situated at the junction of Albert Royds Street (A664) and Samson Street, in which Albert Royds Street is one of the main arterial roads in Rochdale towards the North East of the Town, approximately 2 miles from Rochdale Town Centre. The nearest Metrolink station is Rochdale.



SERVICE CHARGE & INSURANCE

Service charge is £1,974.98 plus VAT per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT

£14,000 per annum exclusive, plus VAT.

RATEABLE VALUE

£11,250.

SERVICES

The unit has electricity and water connected.

ENERGY PERFORMANCE

EPC Rating B (39). Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021). The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021. Interested parties are advised to make their own enquiries with the local authority.

VIEWING

Strictly via prior appointment with the appointed agent:



Harry Bowers

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Owned and Managed by



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*Potential occupiers to make own enquiries to clarify accuracy of data.

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