

FOR SALE

Retail Shop Investment

**M** Nabarro  
McAllister

48 YORKSHIRE STREET, ROCHDALE, OL16 1JW

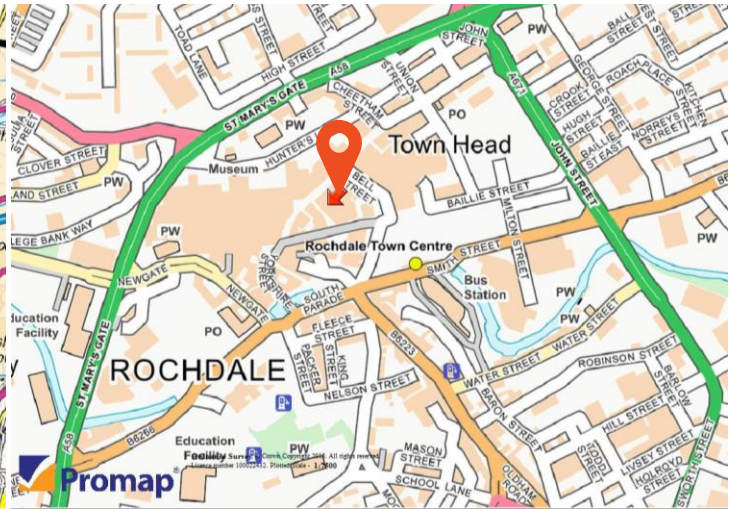


- Investment opportunity
- Prominent location
- Basement, ground and first floor

£125,000

161.58 M2 (1644 SQ FT)

# 48 YORKSHIRE STREET, ROCHDALE, OL16 1JW



## LOCATION

The property stands in a prominent position on Yorkshire Street at Rochdale next to the former Marks & Spencer and close to the entrance of the Rochdale Exchange Shopping Centre.

## DESCRIPTION

The property is of traditional construction with walls faced externally in brick under a flat roof.

## ACCOMMODATION

	m2	ft2
<b>BASEMENT</b>	47.65	513
<b>GROUND FLOOR SALES</b>	54.62	588
<b>FIRST FLOOR STORE</b>	59.73	543
<b>TOTAL</b>	<b>161.58</b>	<b>1644</b>

## SERVICES

We understand that the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

## RATEABLE VALUE

The property has the above entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
15,000	£7,500

Small business rate relief maybe available for this property and enquiries should be made with the local rating authority

## PLANNING

The property has planning for its current A1 use.

## LEASE

The property is held on a lease dated 28 March 2023 for a term of years expiring on 28 March 2025 at a rent of £750 per calendar month (£9,000 per annum). The property is held on full repairing and insuring terms.

## TERMS

The property is offered for sale on a freehold basis in the sum of £125,000

## VAT

Our client advises that VAT is chargeable on this transaction. Your legal advisors should verify.

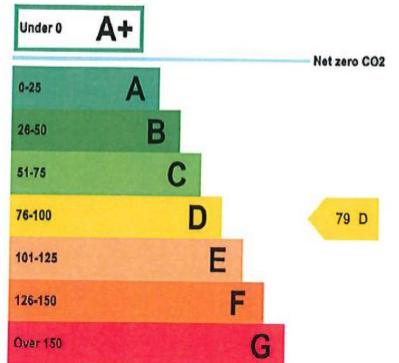
## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

### Energy rating and score

This property's energy rating is D.



## VIEWING

By appointment only  
Nabarro McAllister

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REF: AUGUST 2024



## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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