



6 WEEK COMPLETION

SITUATION

Located close to the junction with Nelson Street in this busy commercial area just outside the town centre. Rochdale lies on the A58 approximately 10 miles north of Manchester and within easy reach of the M62 (Junction 20).

PROPERTY AND ACCOMMODATION

A terraced building comprising **Offices** arranged over Ground and 2 Upper Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to Rochdale Connections Trust for a term of 999 years from 1st May 1890 at a current ground rent of **£327.60 per annum** exclusive.

Rent Reviews 2090 and 100 Yearly to the equivalent value of various bushels of wheat, barley and oats at the time of the review.

£327.60 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Ms Alison Sandler - Tel: 020 8906 4411
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts