



SITUATION

Occupying a prime trading position on the pedestrianised section of Yorkshire Street linking both the **Rochdale Exchange Shopping Centre** and the **Wheatsheaf Shopping Centre**.

The property is opposite **Marks & Spencer** and **Lloyds Bank** and amongst such other multiples as **Santander**, **Poundworld**, **JD Sports**, **CEX** and **Thomson Travel**.

Rochdale is a busy market town located 10 miles north-east of Manchester and 28 miles south-west of Leeds and enjoys good road communications via the M62 (Junction 20), which links with the M66 (Junction 4) and M60 (Junction 18).

PROPERTY

A mid terrace building comprising a **Large Ground Floor Retail Unit (ex-Dorothy Perkins/Burtons)** with internal and separate rear access to **Ancillary/Store** on the first and second floors (**First Floor previously used as sales area**).

The property benefits from rear access for unloading as well as a **goods lift**.

VAT is payable in respect of this Lot (TOGC available)

£65,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

FREEHOLD

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	27'8"
Internal Width	24'1"
Shop & Built Depth Area	84'3"
Area	Approx. 2,010 sq ft

First Floor

Ancillary/Store Area	Approx. 1,840 sq ft
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Second Floor

Ancillary/Store Area	Approx. 795 sq ft
2 WCs	

Total Area

Approx. 4,645 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Temple Retail Limited (guaranteed by Perfect Home Holdings Limited) (having 67 branches) (T/O for Y/E 31/03/15 £90.1m, Pre-Tax Profit £7.29m and Shareholders' Funds £61.9m)** for a term of 10 years from 6th May 2011 at a current rent of **£65,000 per annum** exclusive.

Note: The Tenant's May 2016 Break Clause was not exercised.



The Property



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VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts