



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 just a few doors away from **Marks & Spencer** and amongst such multiples as **Lloyds Bank, Santander, Poundworld, JD Sports** and **CEX**.

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).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary/Store** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'6"
Internal Width 15'0" (max)
Shop Depth 63'4"

First Floor Ancillary/Store Area Approx.220 sq ft plus 2 WCs

VAT is applicable to this Lot

FREEHOLD

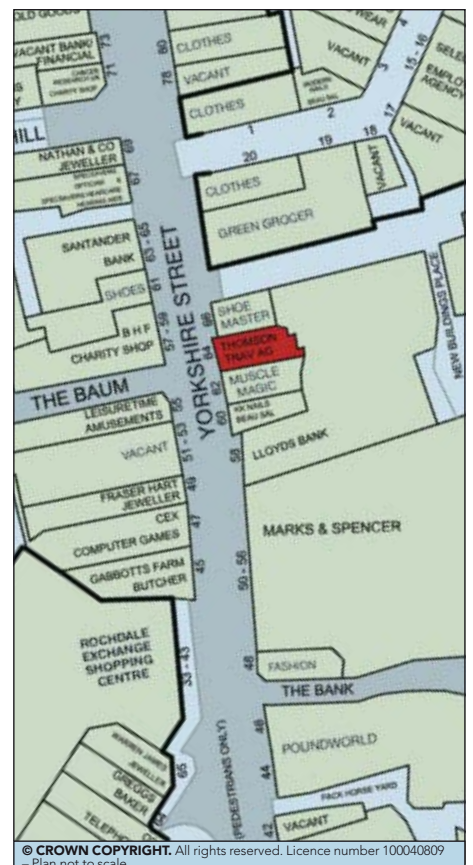
TENANCY

The entire property is let on a full repairing and insuring lease to **TUI UK Retail Ltd t/a Thomson Travel (having 650 branches)** for a term of 5 years from 24th June 2016 **(renewal of a previous lease)** at a current rent of **£23,750 per annum** exclusive.

Rent Review and Tenant's Break June 2019

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

* Refer to Point 9 in the 'Notice to all Bidders' page



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- Plan not to scale

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