



INVESTMENT FOR SALE

York House 129-131 Yorkshire Street, Rochdale OL16 1DS

FULLY LET TOWN CENTRE COMMERCIAL PREMISES THAT WERE RECENTLY FULLY REFURBISHED

Ground Floor: Let to Courtesy Shoes (Wynsors). Self contained retail premises in a very prominent main road position. 4,464 sq.ft. (414.7 sq.mtrs) Rental Income: £20,000 per annum

First Floor: Let to Atlus Education Partnership of Rochdale (Rochdale Sixth Form College). Self contained, comprehensively refurbished 1st floor offices. 5,705 sq ft (530 sq metres) approx gross internal area
Rental Income: £29,000 per annum.



ASKING PRICE: £650,000
VIEWING: BY APPOINTMENT THROUGH

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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York House 129-131 Yorkshire Street, Rochdale

LOCATION

property is situated in a prominent position within the Town Centre on Yorkshire Street, yet also prominent to the junction with John Street, St Mary's Gate, Whitworth Road and the A58 Yorkshire Street.

GENERAL DESCRIPTION

A two storey prominent property consisting of a self contained ground floor retail unit and self-contained first floor office.

Ground Floor gross internal area amounts to approx 4,464 sq.ft. (414.7 sq.mtrs)

First Floor gross internal area amounts to approx. 5,700 sq ft. (530 sq metres).

First Floor office specification

- Suspended ceiling
- Automatic Modular fluorescent lighting
- Double glazing
- Carpet finishes
- Air Conditioning
- Gas fired central heating

The offices are presently arranged as a large open plan sales office, with a range of smaller partitioned offices, kitchen area and wc accommodation.

LEASE TERMS

Ground Floor let to Courtesy Shoes (Wynsors) at £20,000 per annum

First Floor let to Atlus Education Partnership of Rochdale (Rochdale Sixth Form College). £29,000 per annum exclusive.

ASKING PRICE

Offers for the freehold interest are being sought in the region of £650,000

VAT

Finance Act 1989 - unless otherwise states all prices and rents are quoted exclusive of VAT.

EPC - Available on request.

FURTHER INFORMATION AND VIEWING IS STRICTLY BY APPOINTMENT WITH SOLE AGENTS

BARTON KENDAL - 01706 353794 - contact Marc Wright.



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