



FOR SALE

109 Yorkshire Street, Rochdale. OL16 1YJ.

Prominent and Town Centre Offices

Ground Floor - 1,403 sq.ft (130.3 sq.m)- approx NIA

First Floor - 650 sq.ft (60.4 sq.m) - approx NIA

* Second Floor 606 sq.ft (56.3 sq.m)

* 5 Parking spaces to the rear

* Excellent Investment opportunity



ASKING PRICE: £200,000

VIEWING: BY APPOINTMENT WITH

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

www.barton-kendal.co.uk Tel: 01706 353 794

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LOCATION

The property on Yorkshire Street, in the heart of Rochdale Town Centre.

GENERAL DESCRIPTION

Three storey mid-terraced property most recently utilised as Estate Agency offices, however it is considered suitable for a variety of uses, subject to any necessary planning permission.

At ground floor there is a good sized open plan office, with two private offices to the rear, together with a WC. There is an internal staircase to the rear of the first floor.

The first floor has a dedicated entrance to the offices at the front of the property. They have been leased to various tenants.

At the rear of the first floor are further WC's and a kitchen. These has historically been shared with the ground floor occupier.

The Second floor has 3 office rooms.

The property has the benefit of parking for up to 5 vehicles to the rear.

FLOOR AREAS

The property provides the following approximate NET internal floor areas.

Ground Floor - 1,403 sq.ft (130.3 sq.m)- approx NIA
First Floor - 650 sq.ft (60.4 sq.m) - approx NIA
Second Floor - 606 sq.ft (56.3 sq.m) approx NIA

ASKING PRICE

Offers are being sought in the region of £200,000.

SERVICES

All mains services are believed to be connected.

We do not check services or equipment and as such, cannot guarantee that they are in working order.

VAT - All prices quoted are exclusive of VAT.

EPC - Available on request

RATING

According to the Valuation Office Online Rating List the property is assessed for rates as follows:

Rateable Value Ground and second Floor: £10,250

Rateable Value First Floor: £4,650

All parties are advised to satisfy themselves as to the Rateable Value.

PLANNING

All interested parties are recommended to make their own enquiries to the planning department as to their intended use.

SUBJECT TO CONTRACT

The property is offered subject to formal contract/lease.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS - [BARTON KENDAL](#)

Contact Marc Wright 01706 353794



www.barton-kendal.co.uk

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