



INVESTMENT FOR SALE

11-31 School Lane, Rochdale. OL16 1QP.

Large Multi-Let, 3 Storey Detached Property

Ground Floor - 4,870 sq.ft - approx

First Floor - 4,870 sq.ft - approx

2 Lower Ground Floor Vehicle Repair Garages

* Rochdale Town Centre Location

* Fully Let with an annual income of £95,000



ASKING PRICE : £1.25M

VIEWING: BY APPOINTMENT WITH SOLE

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

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11-31 School Lane, Rochdale

LOCATION

The property on School Lane off Drake Street close to Rochdale Town Centre.

GENERAL DESCRIPTION

Fully Let 3 storey detached property suitable for a variety of uses, subject to any necessary planning permission.

The property recently underwent a refurbishment program.

The Ground Floor is accessed via a large loading door off the private car park.

The first floor can be accessed either internally or via a dedicated entrance.

Unit 1 Lower Ground Floor is accessed via a large roller shutter door.

Unit 2 Lower Ground Floor is accessed via a large roller shutter door.

FLOOR AREAS

The property provides the following approximate gross internal floor areas.

Ground Floor -	4,870 ft ²
First Floor -	4,870 ft ²
Unit 1 -	TBC
Unit 2 -	TBC
Total -	TBC ft ²

TERMS

The property is offered "FOR SALE" with offers being sought in the region of £1.25m.

LEASE INFORMATION

Ground Floor

Tenant - Bullion Prestige Limited

6 years from 1st May 23. £30k Pa + Vat. Rent Review 1st May 26.

Tenant Break Option 1st May '26. £15k Rent Deposit.

First Floor

Tenant. Air Athletics Cheer and Dance Community Interest Co Ltd

5 years from 1st Sept' 23. £13k Pa+Vat year 1, £14k Pa+. Vat year 2

, £15k Pa+ Vat year 3. Rent Review and Tenant Break option 31st

August '26.

Unit 1 Lower Ground Floor

Tenant Pro Autocare Ltd.

5 years from 8th February '18. £24 k+Vat from 8th Feb' 23

increasing to £26k+Vat from 8th Feb.24. Rent Review on 7th Feb.'26

Unit 2 Lower Ground Floor

MJW Vehicle Repairs Ltd.

5 years from 1st Sept. '23. Year1 £13,000+Vat, Year 2 £14,000+Vat

, Year 3 £15,000+ Vat. Rent Review and Tenant break option 31st Aug '26.

VAT

All prices quoted are exclusive of VAT. We are advised that the rent WILL BE subject to VAT.

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

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



Ground Floor



First Floor



Unit 1



Unit 2

www.barton-kendal.co.uk

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