



markwarburton
CHARTERED SURVEYORS

ID 100-147

TO LET

TOWN CENTRE RETAIL PREMISES

707 SQ. FT / 66 SQ. M



1 BAILLIE STREET, ROCHDALE, OL16 1JG

PROPERTY LOCATION

Prominently located on Baillie Street close to the junction with Yorkshire Street.

The recently developed Rochdale Riverside is close by which includes outlets including Marks and Spencer, NEXT, H&M, Holland & Barrett, Costs, REEL Cinema etc.





- Eclectic Baillie Street Quarter
- Close to Riverside retail & leisure area
- Corner with Yorkshire Street



Three storey retail premises with open plan ground floor shop sales with large return display frontage.

There are first and second floors providing additional display and storage facilities.





Important Customer Information



PANTHER FORCE
16P/M
Privacy
Tempora



SERVICES

LED lighting and electric storage heating.

LETTING TERMS

Available on a new lease at £15,000/annum

Further lease terms on request.

ANTI MONEY LAUNDERING

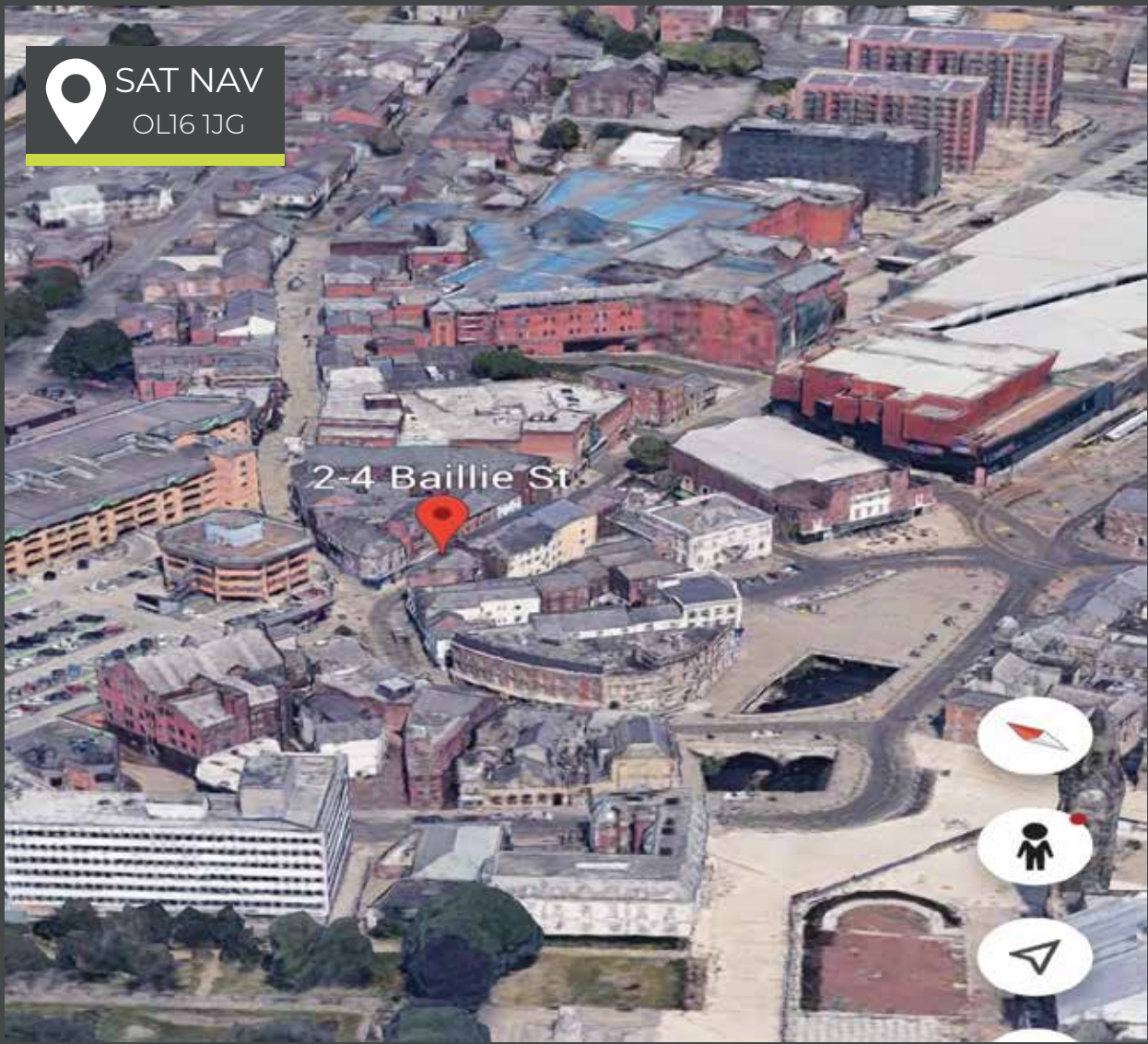
Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

FLOOR AREA

Ground Floor	345 sq ft.	32 sq m.
First Floor	180 sq ft.	17 sq m.
Second Floor	182 sq ft.	17 sq m.
TOTAL	707 sq ft.	66 sq m.

VIEWING:
By prior appointment

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Chartered Surveyors
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