



### TO LET

37 Drake Street, Rochdale. OL16 1RX

**Fully Refurbished Town Centre Shop**

**796 sq.ft (74 sq.mtrs) approximately, gross internal area**

- \* Prominent main Road Position
- \* New flexible lease available
- \* Realistic rental
- \* Ground floor self contained unit



**RENTAL : £9,000 Per Annum Exclusive**  
**VIEWING: BY APPOINTMENT THROUGH AGENT**

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

[www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) Tel: 01706 353 794

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# 37 Drake Street, Rochdale

## LOCATION

The property is situated in a prominent position within the Town Centre on Drake Street close to the bus station and Metrolink Stop.

## GENERAL DESCRIPTION

Fully refurbished ground floor retail unit with rear WC and storage area. The property also benefits from a shared loading area to the rear.

## FLOOR AREAS

The property provides the following approximate floor area

796 sq.ft. - 74 sq.mtrs - gross internal area

## TERMS

The property is offered 'To Let' by way of a new IRI lease for a length of term to be agreed.

## RENTAL

£9,000 per annum, exclusive.

There will be a service charge provision to cover communal external maintenance costs.

## RATES

According to the Valuation Office Agency's rating list, the property is assessed for rates as follows:

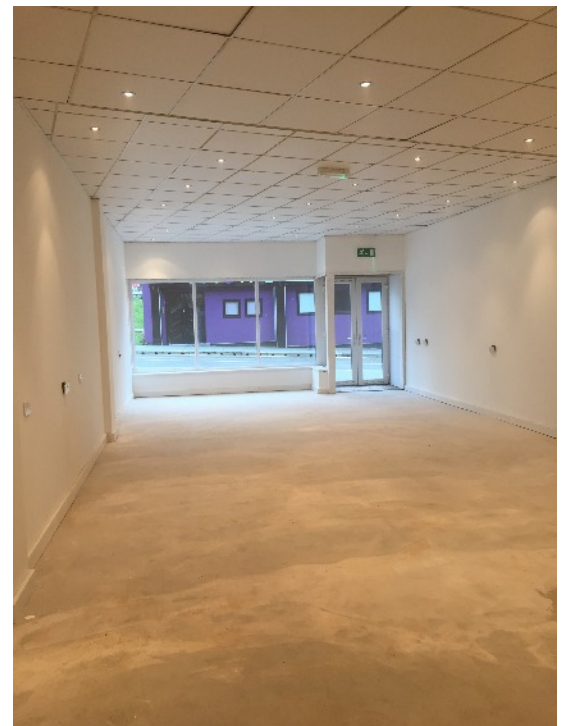
Rateable Value - £6,800

The property would benefit for 100% Business Rates relief under the Small Business Rate Relief Scheme, providing the tenant qualifies.

Interested parties should satisfy themselves with regards to rates liability.

## VIEWING

Strictly by appointment with sole agents BARTON KENDAL (01706) 353794 - Steve Barton or Marc Wright



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