

FOR SALE
(Due to relocation of business)

Large double-fronted shop
296 sq m (3,186 sq ft)



83-85 DRAKE STREET, ROCHDALE OL16 1SD

- Prominently situated double-fronted retail premises with extensive accommodation
- Ground floor retail space of 151 sq m (1,625 sq ft)
- Gas central heating
- On-site car-parking for 4 vehicles
- Small business rates relief for qualifying businesses

01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

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Description

The property comprises a large double-fronted shop, occupied by high quality gent's outfitter Denis Hope since 1959, who is now relocating to Norden.

The building benefits from a contemporary style shop front and extensive ground and part first floor retail space, with ancillary storage accommodation.

It is also has a small car-park to the rear of the site accessed from Baron Street.

Location

Location is in Rochdale town centre, occupying a secondary but prominent trading position benefitting from a good pedestrian and vehicular flow, nearby on-street car-parking and proximity to the Metro-link.

Accommodation

Ground floor

| | |
|---------------------|-------------------------|
| <u>Retail sales</u> | 151 sq m (1,625 sq ft) |
| <u>Kitchen</u> | 9.70 sq m (104 sq ft) |
| <u>Office</u> | 26.66 sq m (287 sq ft) |
| <u>Toilets</u> | |

First floor

| | |
|----------------------------|------------------------|
| <u>Retail sales</u> | 87.5 sq m (942 sq ft) |
| <u>Storage and offices</u> | 51.55 sq m (232 sq ft) |

Services

Mains water, electricity and drainage are connected.

Rateable Value

The property has a Rateable Value of £14,500.

Terms

£175,000 ono

Viewing

By appointment with this office on 01706 638341 or contact Joe Ainscough 07535 516113
ja@longdencook.com

Bolton Marshall
Victoria Buildings,
9-13 Silver St, Bury, BL9 0EU

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Energy Performance Certificate
Non-Domestic Building



83-85 Drake Street
ROCHDALE
OL16 1SD

Certificate Reference Number:
9139-3023-0481-0600-8591

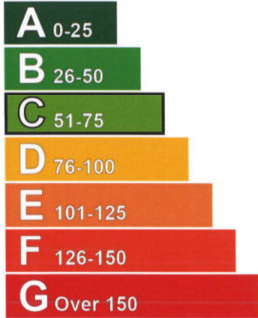
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



60 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 334.3
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 102.3
Primary energy use (kWh/m² per year): 597.75

Benchmarks

Buildings similar to this one could have ratings as follows:
20 If newly built
59 If typical of the existing stock

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