

TO LET
First floor offices
50 sq m (538 sq ft) net



19A DRAKE STREET, ROCHDALE OL16 1RE

- Self-contained first floor offices
- Ground floor entrance from Drake Street
- Prominent main road position
- 2 allocated spaces on nearby car-park
- Conveniently placed for access to Transport Interchange, town centre shops and nearby public car-parks

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

19a Drake Street, Rochdale

Description

The property forms part of a three-storey mid-terraced building dating from the late 1800's.

It comprises self-contained first floor offices accessed from Drake Street via a ground floor entrance. The second floor is presently disused and in need of upgrading. It can be included in a lease if required.

Location

Location is in a prominent position in Rochdale town centre, conveniently placed for access to all amenities and services. Drake Street is one of the primary routes leading out of Rochdale and along which the Metrolink operates between the Transport Interchange and railway station.

Accommodation

Ground floor

Entrance hall with staircase

First floor

Split-level landing with built-in storage cupboard and staircase to second floor

Reception 2.14m x 4.33m (maximum dimensions)

Front right hand office 2.28m x 5.04m

Front left hand office 2.80m x 6.05m

Rear office 3.21m x 4.13m

Rear corridor

Toilet with wc and wash basin

External

2 allocated spaces on private car-park to nearby on River Street to the rear of the property.

Services

Mains water, electricity, gas and drainage are connected.

Gas central heating is installed.

Business Rates

The property has a Rateable Value of £3,850.

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

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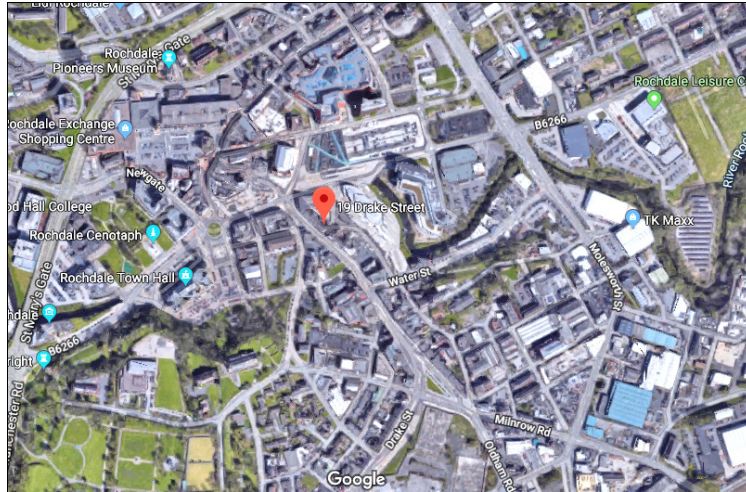
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Terms

The property is offered to let by way of a new internal repairing and insuring lease at a rent of **£3,950 per annum**.

VAT

All prices/rents quoted are exclusive of but may be liable to VAT at the prevailing rate.



Viewing

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

Ref: 18/A114

Date: 4th September 2019.

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