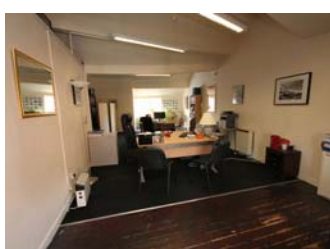




Ref: 5019 - Commercial Property



18 Drake Street
Rochdale
Greater Manchester
OL16 1NT

COMMERCIAL INVESTMENT PROPERTY - GREATER MANCHESTER

Retail & office premises let to commercial tenants
Well presented and maintained throughout
4 storey building
Genuine reason for sale due to retirement
Main road location in busy town
Ideal investment opportunity
Highly visible position
Long Leasehold (999yrs)

ASKING PRICE
£239,950

Ref: 5019

Location

This superbly positioned commercial property is situated in the centre of the bustling and densely populated town of Rochdale, Greater Manchester. The highly visible premises occupy a prominent location on a busy main road resulting in a high footfall and daily passing trade. The property is surrounded by many commercial & residential properties which is attractive to potential tenants due to the opportunity of a large customer base. There is ample communal parking within easy distance and the property is well served by public transport links with Rochdale Interchange close by. Rochdale is a large market town in Lancashire, it lies amongst the foothills of the Pennines on the River Roche, approximately 5.3 miles north, northwest of Oldham and 9.8 miles north, northeast of nearby Manchester. Rochdale is famous for its Grade I Town Hall which is one of the country's finest examples of Victorian Revival Gothic architecture and as the birth place of the Co-Operative movement. Rochdale is reached easily and has excellent road and rail links being accessed via a number of main roads including the A640, A58 and A671. The UK's national motorway network is within a short drive via junctions 20 and 21 of the M62.

Business History

Online Business Sales are delighted to offer to the market this fantastic investment opportunity in a thriving town centre. The premises have been in the careful hands of our client since 2000 and are only now being reluctantly offered to the market due to his desire to take well deserved retirement. The property is spread over 4 floors. The basement and ground floor are currently used as a microbrewery. The 1st floor office space is currently unoccupied and the 2nd floor offices are currently tenanted by a solicitors firm. The premises are superbly presented throughout and have been well maintained over the years. That being said, our client informs us that there are Government/Council grants currently being offered in the area which may be available to a new owner.

Accommodation

Well presented and maintained 4 storey premises briefly comprising:

Basement & Ground Floor:
Microbrewery

Side stairs to:
2nd floor - Office space
3rd floor - Office space

EXTERNAL
Communal car parking
Rochdale interchange close by

Financial Profile

Rental from 2nd floor: we are advised £300 per month
Potential rental from 1st floor: we are advised £395 per month (currently unoccupied)
Rental from ground floor & basement: We are advised £850 per month

Tenure

We are advised long leasehold (999yrs) for the building

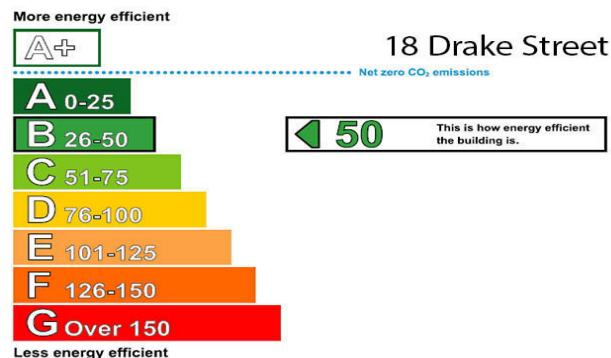
Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

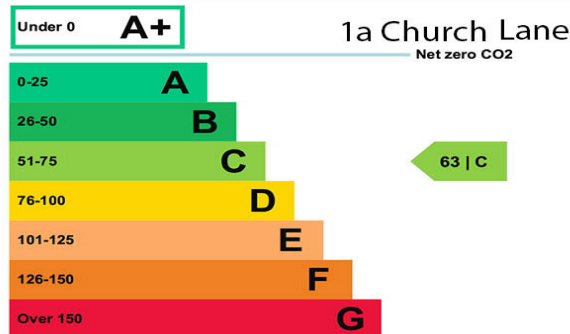
IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

Energy Performance Asset Rating



Energy Performance Asset Rating



Energy Performance Asset Rating

