

CENTRAL

RETAIL PARK

OLDHAM ROAD ROCHDALE OL11 1DU

ROCHDALE

halfords

Argos

MATALAN

£ pound
store extra

PHASE 1
TRADING



**NEW RETAIL UNITS TO LET - 75,000 SQ FT
(PLANNING APPROVED)
DRIVE THRU & POD UNITS AVAILABLE**

On the instructions of



Town
Centre
Securities

CENTRAL RETAIL PARK ROCHDALE

THE SCHEME

The established scheme extends to 63,000 sq ft with existing tenants including Halfords, Argos, Matalan & Poundstretcher with surface car parking.

Phase 2 of the development will extend to 75,000 sq ft with a further 50,000 sq ft of mezzanine potential a Drive Thru and Pod Units.

LOCATION

Situated on the junction of the A6740 Drake Street/Inner Ring Road and A671 Oldham Road, one of the principle thoroughfares for Rochdale. The retail park further benefits from both its close proximity to the town centre and Rochdale Rail Station.

DEMOGRAPHICS

Rochdale has a town population of 108,000 and a district population of 212,000, whilst the wider Greater Manchester population extends to 2.7m.



CENTRAL RETAIL PARK ROCHDALE

ACCOMMODATION

Existing Operators (Phase 1)

| |
|----------------|
| Halfords |
| Argos |
| Matalan |
| Poundstretcher |

Proposed Accommodation (Phase 2)

| Unit | Availability | Size | |
|------|-------------------|--------|-------|
| | | sq ft | sqm |
| A | To Let Drive Thru | 3,500 | 325 |
| B | To Let | 1,500 | 139 |
| 1 | To Let | 20,000 | 1,858 |
| 2 | To Let | 5,000 | 464.5 |
| 3 | To Let | 10,000 | 929 |
| 4 | To Let | 5,000 | 464.5 |
| 5 | To Let | 10,000 | 929 |
| 6 | To Let | 25,000 | 2,323 |

PLANNING

The scheme has planning consent for an additional 75,000 sq ft of open non-food retail uses (no restrictions) with 50,000 sq ft of mezzanine.

AVAILABILITY

Units from 1,500 sq ft to 20,000 sq ft (or larger).

TIMESCALES

Extension to the Poundstretcher to open in September 2016. Phase 2 could be available 18 months from start on site.

SITE PLAN



