halfords Argos MATALAN TRADING

CENTRAL

OLDHAM ROAD ROCHDALE OL11 1DU

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







THE SCHEME

The established scheme extends to 63,000 sq ft with existing tenants including Halfords, Argos, Matalan & Poundstrecher 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.

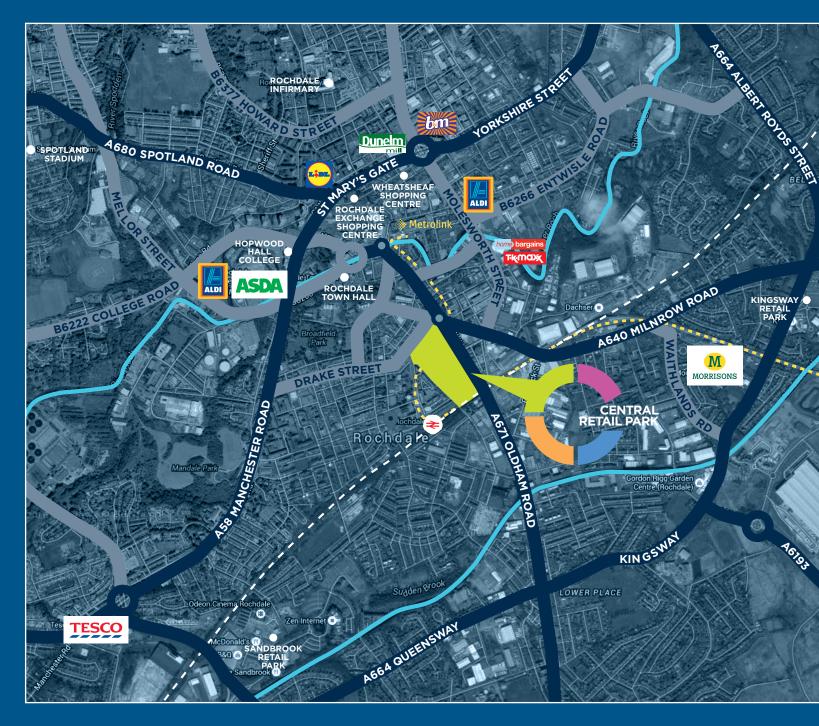
DEMOGRAPHICS

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 ROCHDALE

ACCOMMODATION

Existing Operators (Phase 1)

Halfords Argos

Matalan

Poundstretcher

Proposed Accommodation (Phase 2)

Unit	Availability	Size	
		sq ft	sqm
Α	To Let Drive Thru	3,500	325
В	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.





TWEEDALE ST

A664 QUEENSWAY

THE HIGHFIELD HOSPITAL

TESCO SUPERSTORE ROCHDALE CENTRAL RETAIL PARK

J21 M62

TERMS

The proposed units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

EPC

The proposed units shall be assessed post construction for the purposes of their energy performance rating.

FURTHER INFORMATION

Adam Mobles

0113 234 1444 amobley@wsbproperty.co.uk

John Bair

0113 234 1444 jreid@wsbproperty.co.uk



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contact. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations or fact and must satisfy themselves as to the increasuracy. WBS Property, nor its employees or representatives have any authority to make or give any representation or varianty or not interin in our contract in relation to the property, nor its employees or representatives have any authority to make or give any representation or varianty or not interind any contract in relation to the property, nor its employees or representatives have any authority to make or give any representation or varianty or not interind in relation to the property, nor its employees or representatives have any authority to make or give any representation or varianty or not interind in relation to the property representatives have any authority to make or give any representation or varianty or not increased in relation to the properties at a second or condition or that it is capable of fulfilling its intended function and prospective tenants/gunrhasers should any expert and provide the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. by We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesigneexhange.co.uk. Tell 1914 304500. April 2016.

A627(M)