

# TO LET

Unit 4  
1,121 sq.ft  
(104 sq.m)

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**M** UNIT 4

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Mayfield Parade  
Albert Royds Street, Rochdale  
Lancashire, OL16 2US

Occupiers Include

**BETFRED**

**Domino's**



**SPAR**

# MAYFIELD PARADE

## UNIT 4

### DESCRIPTION

The property comprises a modern single-storey terrace retail unit, forming part of an established shopping parade, with good car-parking provision. Nearby occupiers include Spar, Betfred and Dominos. Subject to refurbishment.

### UNIT SIZE

Ground Floor: 1,121 sq.ft (104 sq.m).

### RENT

£18,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

### BUSINESS RATES

Rateable Value: £10,750. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £890 per annum plus VAT.

Insurance: approximately £360 per annum plus VAT.

### ENERGY PERFORMANCE

EPC: B-46. Further information available upon request.

### PLANNING

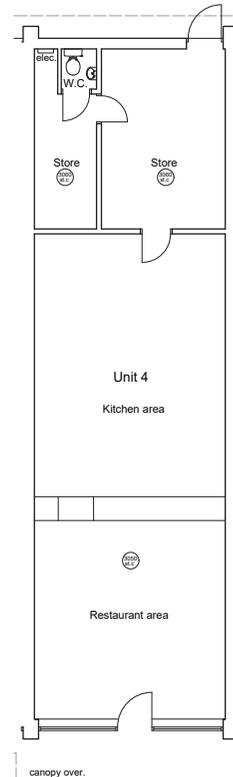
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



Ground Floor Plan - 1113sq ft.



5

Lettable Units On-Site



7,958 sq.ft

Total Area



What Three Words  
voters.risks.issues

# MAYFIELD PARADE

# SITE PLAN

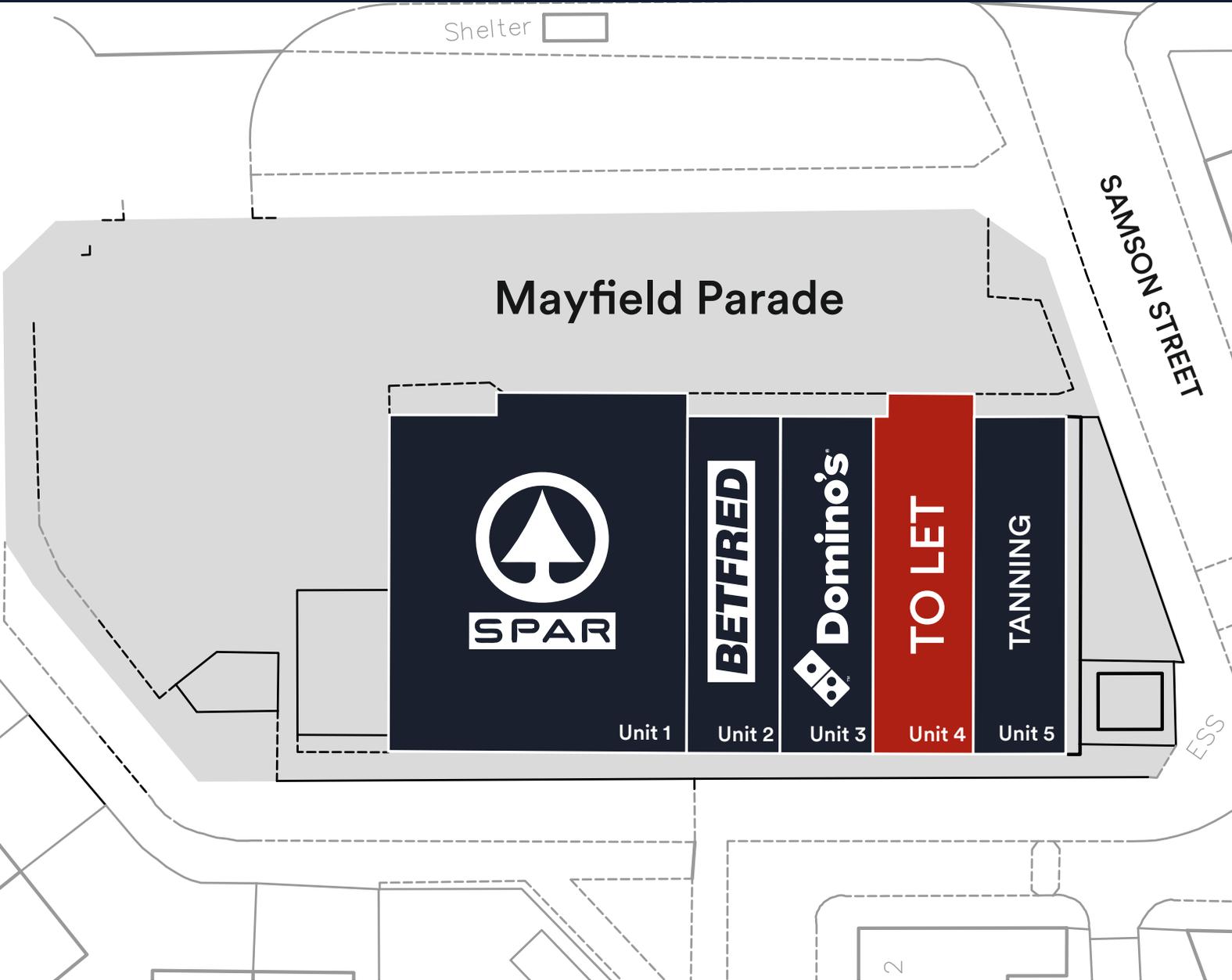


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**Viewing**  
Strictly via prior appointment  
with the appointed agent



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