

Cutgate Precinct

Edenfield Road, Rochdale,
Greater Manchester, OL11 5AQ

- Prominent roadside location
- Ground floor retail units
- Additional office space
- A popular and busy shopping parade
- Ample car parking to the front

A parade of local and
convenience shops



Occupiers Include:



Cutgate Precinct

A parade of local and convenience shops in a popular residential area in Rochdale with shopper parking to the front.

Total Development
12,057 sq.ft
(1,120 sq.m)



Cutgate Precinct

Free

Car Parking to the front of the precinct



Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

Mains electricity, water and drainage are connected to the properties.

Energy Performance

Further information available upon request.

Planning

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. 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.



Cutgate Precinct

Edenfield Road is located within the county of Lancashire which is in the North West (England) region of the UK. 172 miles North West from the centre of London, 10 miles North from the centre of Manchester, 30 miles South West from the centre of Leeds and 35 miles North West from the centre of Sheffield. Occupiers include Co-Op, Barnardo's and Well+ Pharmacy.

Sat Nav Location

OL11 5AQ



10 MILES

To The Centre of Manchester

Contact: Strictly via prior appointment with the asset manager:



NEWS WEBSTER
PROPERTY CONSULTANTS

0113 433 0117

WWW.NEWSWEBSTER.COM

Richard Rodgers
07739 680472

rw@newswebster.com

LCP.
part of MCore

01384
400123

searchlcp.co.uk



Bradley Walker
07971 757229

BWalker@lcpproperties.co.uk