

GUIDE PRICE
£80,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
26th May 2021

BY ORDER OF
Receivers



32 Yorkshire Street, Rochdale, OL16 1JN

Freehold town centre retail investment producing £14,000 per annum

(1)

Bid1.

Property Summary

- Freehold retail investment
- Town centre pedestrianised location
- Future alternative use potential (subject to consents)
- Producing £14,000 per annum (1)
- **On the instructions of the Receivers**

Location

Rochdale lies about 11 miles north of Manchester and 23 miles south west of Bradford. It can be accessed via the A58 and A664, which links with the A627 (M) and M62 at junction 20 to the south. Rochdale railway station provides regional rail services to Manchester Victoria, Bradford and Leeds as well as the Metrolink that also links with Manchester Victoria.

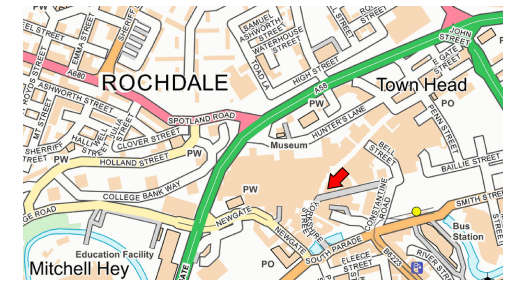
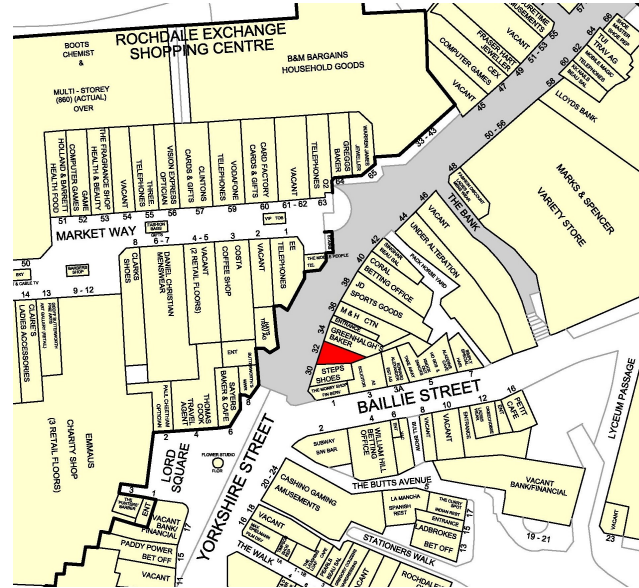
Yorkshire Street is one of the principal shopping thoroughfares in the town centre running north from Baillie Street and The Butts Avenue. The property lies on the east side of the road opposite the Rochdale Exchange Shopping Centre. Nearby occupiers include M&S, JD Sports, B&M Bargains, Lloyds Bank and Coral.

Description

A mid terraced three storey building of traditional construction beneath a pitched roof totalling approximately 103.10 sq m (1,110 sq ft). The building is arranged as a ground floor retail unit with ancillary/office accommodation on the first and second floors. The upper floors may offer future alternative use potential, subject to obtaining the necessary consents.

Tenure

Freehold



VAT

Please refer to the legal pack

EPC

Rating 140 Band F

Local Authority

Rochdale Metropolitan Council
0300 303 8873
www.rochdale.gov.uk

Address	Floor	Accommodation	Size	Tenancy	RentPA
32 Yorkshire Street	Ground First Second	Retail Ancillary/office Ancillary	36.30 sq m (391 sq ft) 31.70 sq m (341 sq ft) 35.10 sq m (378 sq ft)	Let to an individual t/a Modern Nails for 5 years from 19/06/2017	£14,000 (1)

TOTAL

£14,000 (1)

(1) The Receivers have not received any rent from the tenant. Prospective purchasers are referred to the legal pack. The auctioneers have not measured the property. Floor areas have been obtained from www.tax.service.gov.uk

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Contact BidX1

Simon Bailey
simon.bailey@bidx1.com
+44 (0)20 3929 8403