

12,057 sq.ft
TOTAL DEVELOPMENT



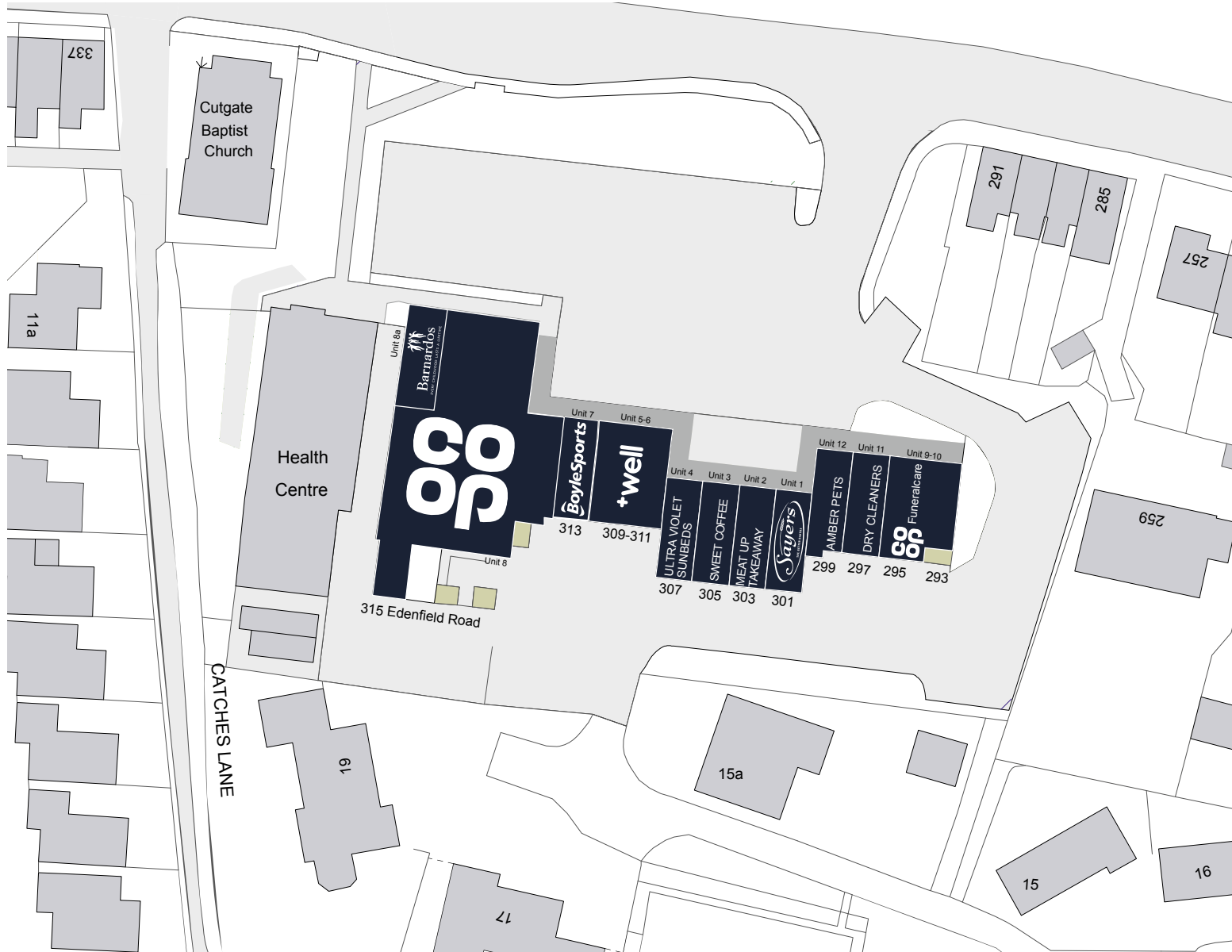
M CUTGATE LOCAL

293 - 315 Edenfield Road, Rochdale,
Lancashire, OL11 5AQ

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Local Occupiers Include





DESCRIPTION

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

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



12,057 sq.ft

Total development



11

Retail units on site

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

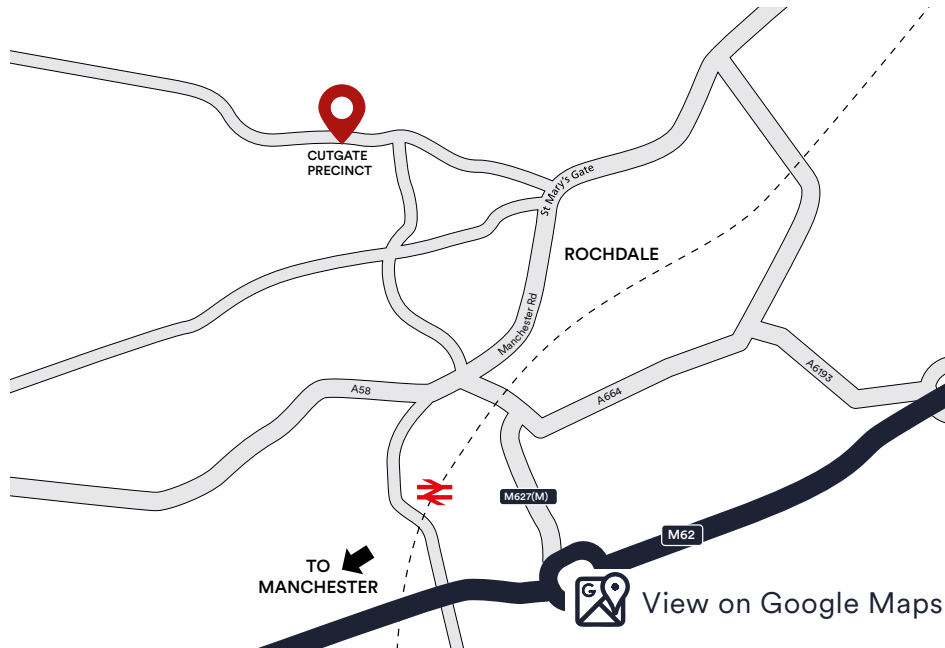
Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

LOCATION

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.



LCP.

part of M^{Core}



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.