

Ground Floor Retail Unit within Popular Retail Parade

558 SQ FT (51.84 SQ M)

UNIT 1, CUTGATE SHOPPING PRECINCT, 301 EDENFIELD ROAD, ROCHDALE, OL11 5AQ

TW
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St. George's House, St. George's St., Chorley, PR7 2AA
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KEY FEATURES

- Property lies within the popular Cutgate Shopping Precinct
- Extending to approximately 588 sq ft across ground floor accommodation
- Highly accessible through public transport with bus routes nearby
- Benefits from good display frontage
- Loading area available at the rear
- Within a densely populated residential area
- Nearby occupiers include Co-op, Co-op Funeral Care, Barnardos, Local takeaway users and other independent retailers
- Available by way of a new Tenant's Full Repairing and Insuring Lease
- Rental - £20,000 per annum exclusive



LOCATION

The property is located within Cutgate Shopping Precinct in Rochdale, situated on Edenfield Road (A680), which allows for easy and convenient access from the surrounding areas. Edenfield Road benefits from approximately 15,000-20,000 vehicle movements per day. There are bus routes directly outside the precinct along Edenfield Road, providing direct access to Rochdale Town Centre (2 miles) and Bury Town Centre (6 miles), which both provide a range of retail, banking and leisure amenities, as well as main rail services and Metrolink Tram Network.

The precinct offers a range of national and independent operators, such as Co-op, Co-op Funeral Care, Barnardos, Well Pharmacy, BOYLE Sports, Ultraviolet Tanning Salon, Amber Pets and Miami Crispy Rochdale Takeaway. Other local amenities include Denehurst Park and The Crown Oil Arena, home to Rochdale Football Club, both located approximately 0.5 miles away. The immediate area is predominantly residential in nature, comprising a mixture of detached, semi-detached and terraced properties.

DESCRIPTION

The property, which is of cavity red brick construction, set beneath a flat roof covering, forms part of the Cutgate Shopping Precinct. The unit was previously used as part of a regional bakery chain and features a display frontage, fitted counter, food preparation area, WC facilities and loading area towards the rear of the property.

Internally, the property is decorated with plaster painted walls and ceilings, with laminate tile floor covering.

Externally, there is a substantial on-site car park providing an abundance of free parking for staff and visitors.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	54.63	588

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SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental £20,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

Service Charge - £2,007 per annum exclusive (reviewed annually).

Insurance - £323.50 per annum exclusive (reviewed annually).

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £13,250, with effect from 1st April 2026.

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

PLANNING

E-class - commercial, business and service. May suit other uses (subject to planning permission). **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Rochdale Borough Council).**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of C(59). The certificate is valid until 17th January 2035. A full copy of the Report is available upon request.



ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor
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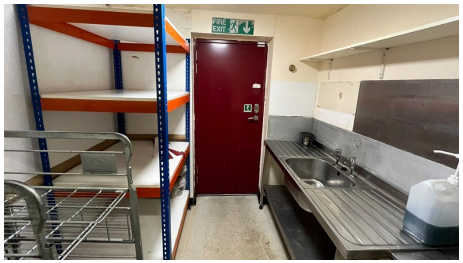





Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.*

RICS

TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.