

# Gifford Dixon

Commercial Property

## FOR SALE



**38 Yorkshire Street, Rochdale, OL16 1JN**

**Vacant 3 Storey Commercial Premises**

**3886 Sq. Ft. / 361 Sq. M.**

**Offers over £400,000**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

Occupying a prominent position in the centre of Yorkshire Street in Rochdale Town Centre and directly opposite the pedestrian entrance to Rochdale Exchange Shopping Centre, which is Rochdale's principle covered shopping centre and car park facility.

Nearby operators include B&M Bargains, Warren James Jewellers, and Greggs.

## DESCRIPTION

The property, which was until recently occupied by JD Sports, is a three storey mid terrace premises of brick construction beneath a pitched slate roof that fronts onto Yorkshire Street. To the rear is a two-storey extension of brick construction beneath a flat felt roof, serving the ground floor flat and first floor ancillary space.

The property consists of a largely open plan retail unit to the ground floor, with kitchen and w/c to the rear and a staircase leading to the upper floors. The first floor consists of server room and w/c plus 3 storage rooms, with the largest of the three at the front providing access via loft hatch and wall ladder to the second floor. The second floor provides further useable ancillary storage space plus kitchen.

The whole property is to be offered with vacant possession and offers scope to rent out as a single retail premises which is suitable for several uses under use Class E (Commercial, Business & Service) of the Town & Country Planning Order 2020, and with an ERV of £45,000. Alternatively, there is significant scope to add value by converting the upper floors to provide residential accommodation, with a metal staircase providing separate access to the upper floors via a shared ginnel entrance off Yorkshire Street.

## ACCOMMODATION

As measured on a net internal area basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

GROUND FLOOR	143 Sq. M.	1,539 Sq. Ft.
FIRST FLOOR	130 Sq. M.	1,400 Sq. Ft.
SECOND FLOOR	88 Sq. M.	947 Sq. Ft.
<b>TOTAL</b>	<b>361 Sq. M.</b>	<b>3,886 Sq. Ft.</b>

Plus W/C facilities to ground and first floor.

## SALE PRICE

Offers over **£400,000** are invited.

## TENURE

Freehold.

## RATES

The shop has a current rateable value (2017 listing) of £42,500.

## EPC

D (77)

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

## VAT

We understand that VAT is applicable to this sale.

## CONTACT

**Gifford Dixon**

Commercial Property

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**Steven Gifford-Dixon**

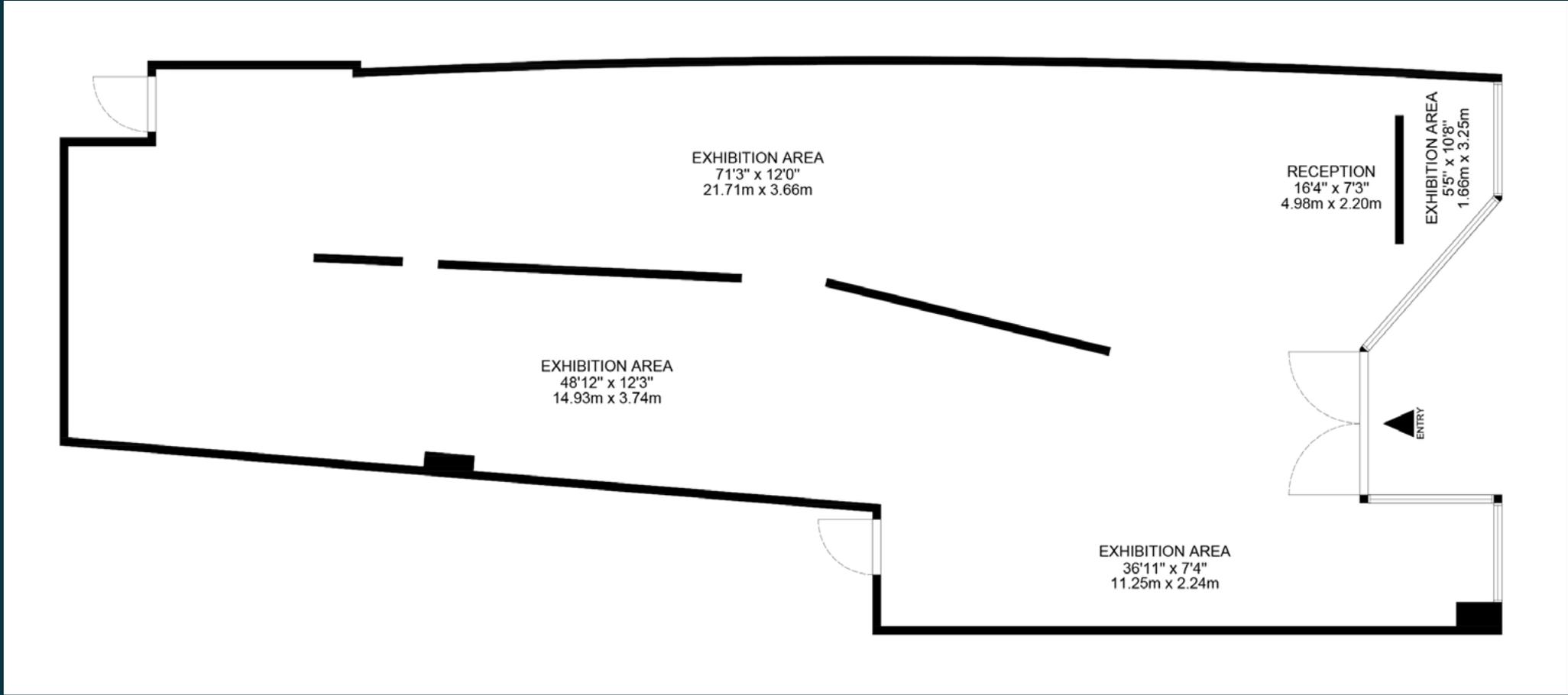
E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

Subject to contract  
18th February 2022

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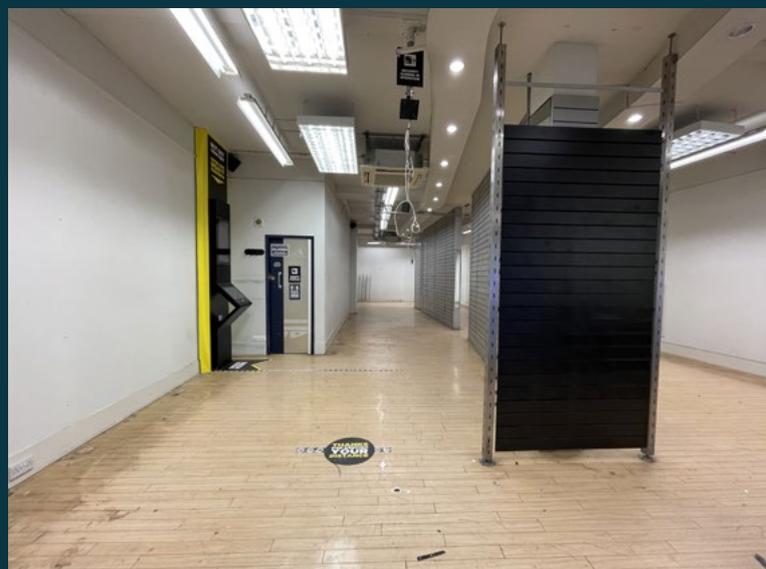
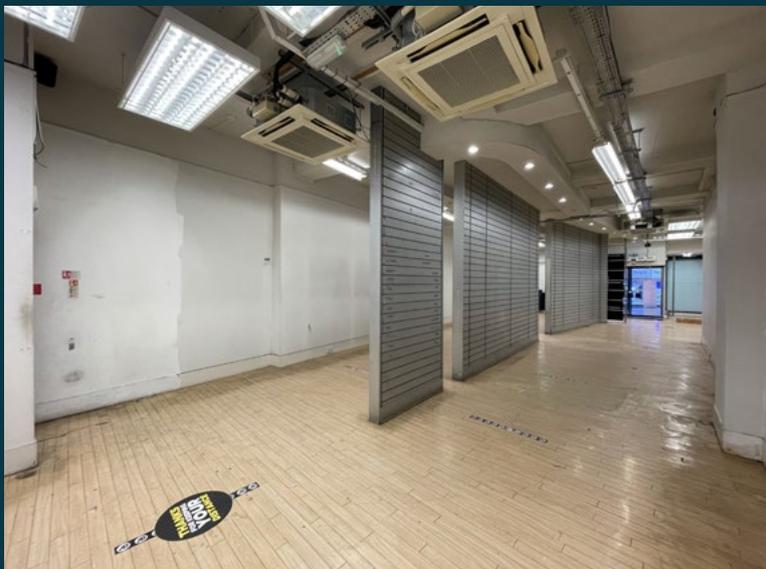
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Ground floor plan



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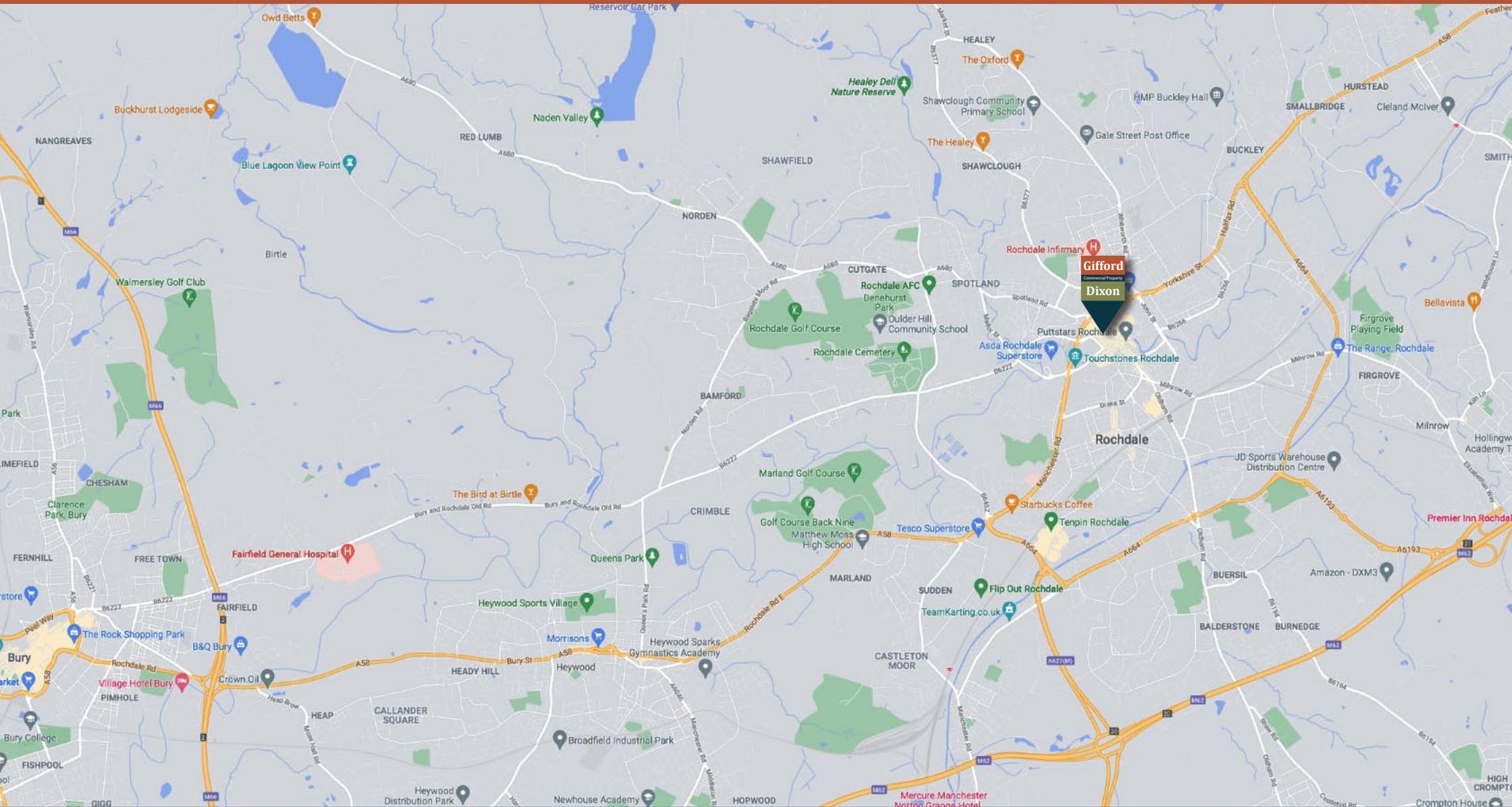
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