

54 DRAKE STREET

ROCHDALE · OL16 1NZ

TWO OPTIONS · ONE PROPERTY

GROUND-FLOOR SHOP TO LET / WHOLE FREEHOLD FOR SALE

GROUND-FLOOR SHOP TO LET

£14,400 / year

£1,200 per calendar month

ENTIRE FREEHOLD FOR SALE

£175,000

Shop and basement included

OVERVIEW

A commercial property close to Rochdale town centre, offered either as a ground-floor retail letting or as the freehold purchase of the shop and basement together.

OPTION 1 | GROUND-FLOOR SHOP TO LET

Approximate floor area	775 sq ft / 72 sq m
Access	Direct frontage onto Drake Street
Previous use	Convenience store
Fittings	Electric security shutter; recently installed WC and sink
Ancillary space	Separate rear kitchen / preparation area
Services	Water and electricity available

RENTAL SCOPE

The basement is NOT included in the ground-floor rental offer.

PERMITTED USE

Potentially suitable for retail and service uses, subject to planning, landlord consent, regulatory requirements and agreement of lease terms.

WHOLE PROPERTY FOR SALE

Freehold asking price · £175,000

OPTION 2 | WHAT THE SALE INCLUDES

Ground-floor shop

Retail accommodation of approximately 775 sq ft / 72 sq m, with Drake Street frontage.

Basement commercial accommodation

Separately accessed from the rear; refurbished and previously used for an online pharmacy operation.

Building infrastructure

Existing shared electricity and water infrastructure. Ownership, access and service rights to be verified as part of conveyancing.

TWO LEVELS — DIFFERENT OFFERS

SHOP · Available to let separately

BASEMENT · Included in the freehold sale only

Basement area is additional to the quoted 775 sq ft shop area.

ADDITIONAL INFORMATION

EPC

Rating C (61); certificate valid until 27 September 2033.

Equipment

Refrigeration, shelving and other shop items may be available by separate negotiation; not automatically included.

Business rates

Existing published assessment covers shop and basement. Treatment of any separate shop letting to be confirmed with the relevant authorities.

VAT

No VAT is charged on the ground-floor shop rent or on the freehold sale price.

Tenure and occupation

Freehold sale subject to confirmation of title and any occupational tenancy in place at completion.

Basement use

Former pharmacy use does not guarantee current planning status or transferable pharmacy approval. Any future use requires relevant permissions.

VIEWINGS AND ENQUIRIES

By appointment. Please identify whether you are enquiring about the £14,400 per annum shop letting or the £175,000 whole-property freehold sale. Request an inspection of the basement and confirmation of accommodation details.