



BAILLIE STREET

Bringing heritage to life in the heart of Rochdale

Grade II Listed Commercial Opportunities



Rochdale
Riverside

Genr8



Unit 17

Unit 19

Unit 21

PERFECTLY PLACED

Mirroring old with new

The buildings are located on historic Baillie Street in Rochdale town centre, forming part of the new Rochdale Riverside Development. The new development brings a 6-screen cinema, leisure and retail units to create the new prime core in the town centre adjacent to the Metrolink and transport interchange.



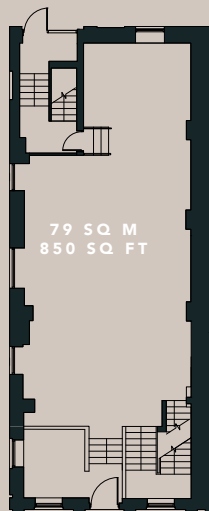
NEW OPPORTUNITIES

Unit 17

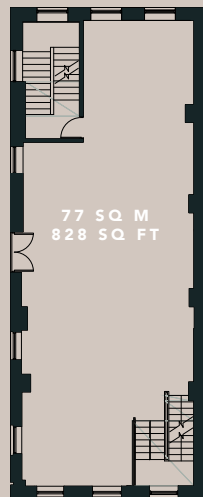


Character built in

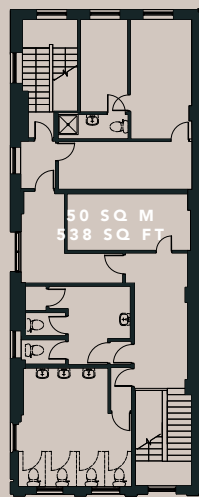
Unit 17 provides flexible commercial space set over three floors with an additional basement in a former textiles warehouse. The property will be sensitively restored to reveal original wooden floorboards, exposed brick and heritage features.



GROUND FLOOR



FIRST FLOOR



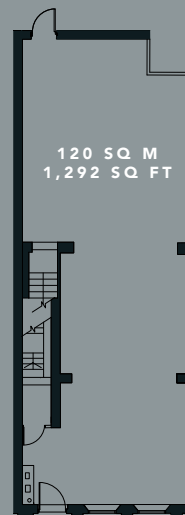
SECOND FLOOR

Unit 19

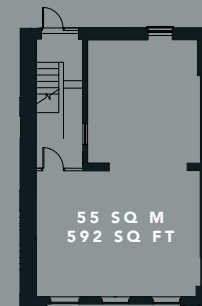


Reimagined space

Unit 19 will provide an open ground floor area with additional first floor space linked with a staircase. The existing arched windows and entrance doorway will be retained and restored to provide a character building opportunity.



GROUND FLOOR



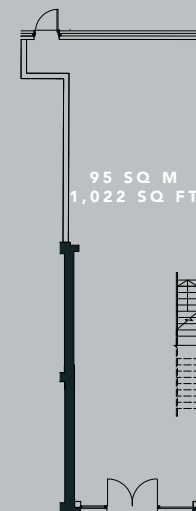
FIRST FLOOR

Unit 21

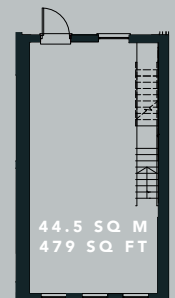


Mix of old + new

Unit 21 provides a single floor, double height space with new fully glazed shopfront and double doors.



GROUND FLOOR



FIRST FLOOR

Calling all Restaurateurs, Retailers + Businesses

Terms: Units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent: Available upon request.

Availability: Occupation February 2020.

Planning: Premises have planning consent for A1/A3/A4.

Rates: Interested parties are advised to verify this information with the local planning authority.

VAT: All prices and rent quoted are exclusive of but may be liable for VAT.

Legal Costs: Each party is to be responsible for their own legal costs.

EPC: Available upon completion of refurbishment.

Subject to Contract.



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Part of Rochdale Riverside.

A development by:



Rochdale
Riverside

Genr8

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