

**TO LET**

**Self-contained first floor offices**

**59.28 sq m (638 sq ft) gross**



**First floor of 667 Edenfield Road, Norden, Rochdale OL11 5XE**

- Self-contained office suite above Wildbloods butchers
- Separate access to rear via recently installed steel staircase
- Popular village location
- On-street car-parking nearby
- The accommodation will be fitted out by the landlord or alternatively a substantial rent free period offered if works are undertaken by a tenant
- Minimum 3 years lease available.

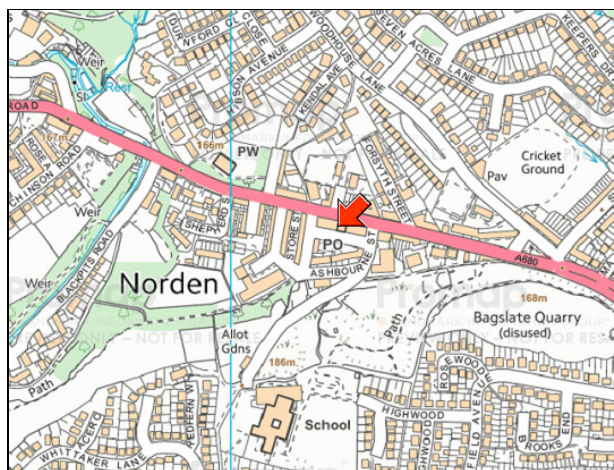
**01706 638341   info@boltonmarshall.co.uk   www.boltonmarshall.co.uk**

## First floor 667 Edenfield Road, Norden, Rochdale

### Description and Location

667 Edenfield Road is a substantial mid-terraced shop occupying a prominent position in the centre of Norden, which is a popular village situated approximately 2 miles north-west of Rochdale.

The ground floor shop is occupied by Wildbloods butchers and delicatessen and has recently been extensively refurbished.



The first floor office suite is accessed via an external steel staircase from the rear yard. The accommodation presently requires fitting out which will either be undertaken by the landlord or alternatively a substantial rent free period will be offered if the work is carried out by the tenant.

Accommodation potentially comprises: three offices, kitchen and toilet.

### Services

All mains services will be connected and separately metered.

### Business Rates

The suite will need to be assessed for business rating purposes but it is envisaged that the Rateable Value will be below the threshold whereby rates will not be payable for qualifying businesses.

### Terms

**Bolton Marshall**  
Victoria Buildings,  
9-13 Silver St, Bury, BL9 0EU

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The suite is offered to let by way of a new internal repairing and insuring lease for a minimum term of 3 years.

**Rent**

**£5,700 pa (£475 per month)**

**Viewing**

By appointment with this office or Paul Marshall 07976 431294 [psm@boltonmarshall.co.uk](mailto:psm@boltonmarshall.co.uk)

Ref: PSM/dm/18/A143

Date: 14<sup>th</sup> September 2018.

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