

**FOR SALE**

Architects Impression of Potential Scheme



## **DEVELOPMENT OPPORTUNITY**

SITE AREA APPROX 386 SQ M (461 SQ YDS)

**42-46 DRAKE STREET**  
**ROCHDALE**  
**OL16 1NU**

- Rochdale Town Centre location
- Pre-App for a commercial unit to the ground floor and 33 apartments spanning the ground to fifth floor
- Freehold

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## LOCATION

The site is prominently situated fronting onto Drake Street (A6223) just a short walk from the main retail and leisure offering of Rochdale Town Centre which has benefitted from considerable regeneration in recent years.

The immediate surrounding area comprises a mixture of independent retailers, offices, cafés and apartments. Both Rochdale Bus and Metrolink Stations are within easy reach and provide regular access to surrounding areas and Towns. Manchester lies 15 miles to the south.

## DESCRIPTION

A development opportunity comprising a vacant parcel of land extending to approximately 386 sq m (461 sq yds). A positive Pre-App response has been received from the local planning department in relation to a mixed retail and residential development (written communication can be found within the legal pack). Under the current plans the site would comprise of a commercial unit to the ground floor and 33 apartments spanning the ground to fifth floor.

The site is located in Rochdale Town Centre and would make an ideal purchase for a developer seeking their next project.

## ACCOMMODATION

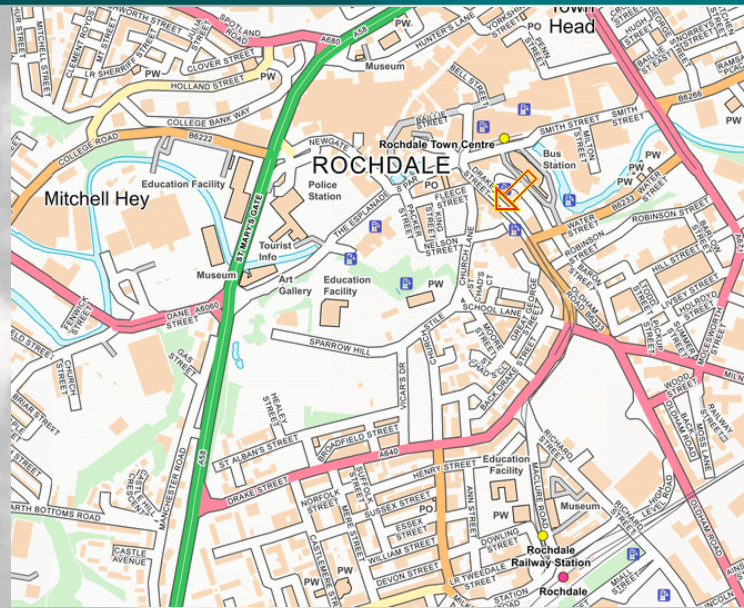
Approximate site area 386 sq m (461 sq yds).

## GUIDE PRICE

Price on application.

## TENURE

The property is held Freehold under title number GM749512.



## VAT

All figures quoted are exclusive of but may be liable to VAT.

## VIEWING

By appointment with the joint agents WT Gunson or Pugh & Co as follows:

**W T Gunson**  
**Neale Sayle**  
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