



## CHARACTER PUB AND RESTAURANT



**No.2 The Esplanade, The Esplanade, Rochdale, OL16 1AE**  
No.2 Esplanade, Rochdale

Tenure	To Let
Available Size	2,130 sq ft / 197.88 sq m
Rent	£32,600 per annum
Service Charge	£15,369 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > Ready For Occupation
- > High Spec Fit Out
- > Central Location
- > Character Building

## Description

No. 2 The Esplanade is located in Rochdale Town Centre facing Rochdale Town Hall and only 50 metres from Yorkshire Street. This licensed premises benefits from a high specification public house fit out, ready for immediate occupation.

## Location

No. 2 The Esplanade is located in Rochdale Town Centre facing Rochdale Town Hall and only 50 metres from Yorkshire Street, the Town's main shopping area and 250m from the recently built bus and tram interchange. Rochdale Town Centre has recently commenced a long term regeneration project which has already seen the completion of a £50 million new council office and library at Number One Riverside on the banks of the River Roch. The Rochdale Borough Renaissance Masterplan will see the Town Centre undergo a radical scale of regeneration transforming the borough into a thriving place to live, work and do business.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Service charge	Availability
Ground – Ground Floor	2,130	£32,600 /annum	£15,369 /annum	Available
<b>Total</b>	<b>2,130</b>			



## Viewing & Further Information



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