

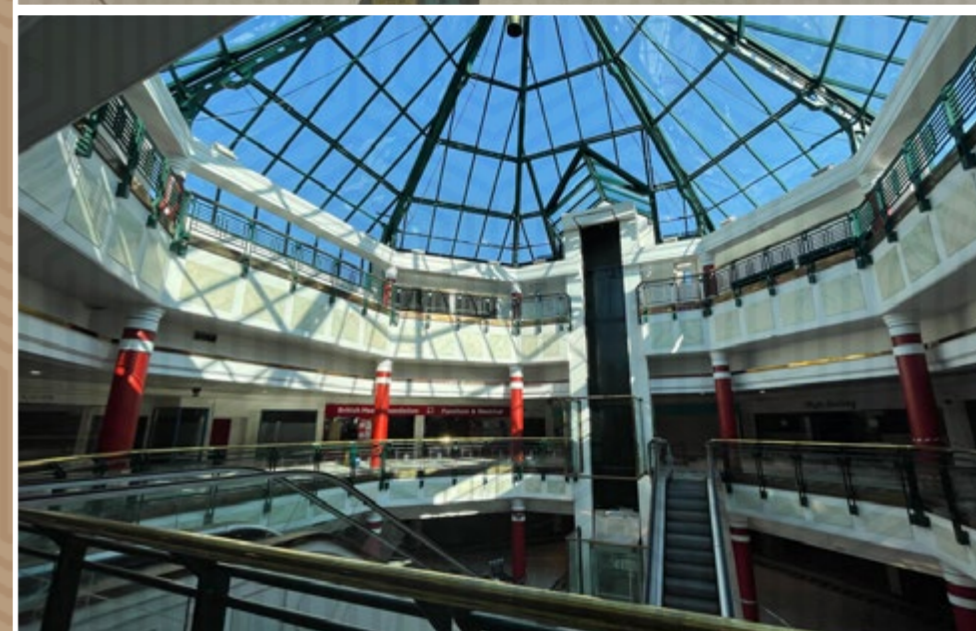
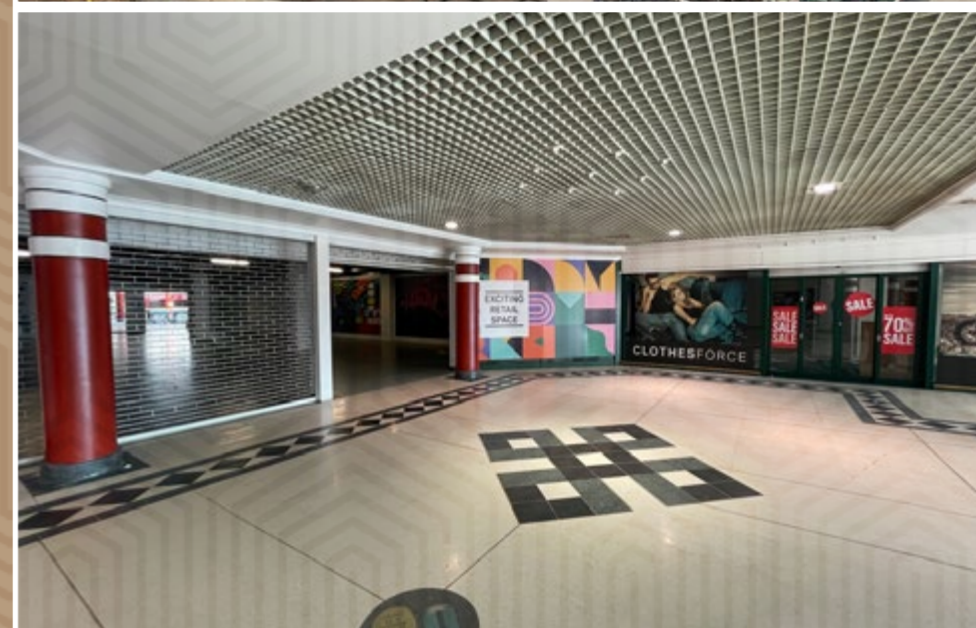
**WHEATSHEAF**  
SHOPPING CENTRE

FOR SALE

# FORMER SHOPPING CENTRE WITH DEVELOPMENT POTENTIAL

APPROX 163,000 SQFT  
APPROX. 2.3 ACRE SITE

Wheatheaf Shopping Centre  
Baillie St, Rochdale OL16 1JZ



# DEVELOPMENT OPPORTUNITY IN THE HEART OF ROCHDALE'S GROWING TOWN CENTRE

The Wheatsheaf Shopping Centre provides a purpose built shopping centre constructed in 1991 totalling approximately 15,130 sq m (162,862 sq ft) of accommodation, arranged over five levels.

The ground and first floors provide retail accommodation consisting of 26 units, whilst the third floor provides management accommodation and part of the former library which extends over two floors onto the fourth level.

At lower ground level, there is a large service yard with two entry points onto Bell Street, whilst the lower level also provides access to the shopping centre by way of its frontage onto Baillie Street.

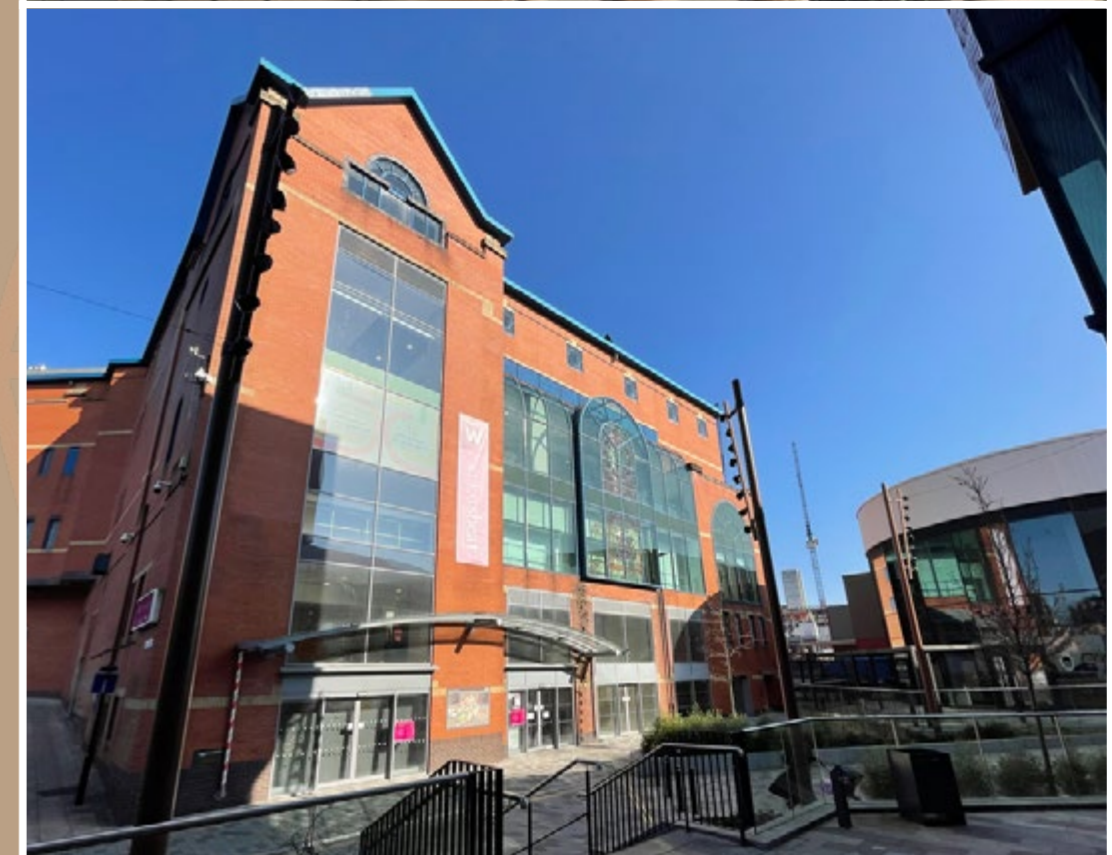
The Baillie Street entrance was in the last few years comprehensively refurbished and linking the centre to the new "Rochdale Riverside" scheme. The works carried out included new escalators and lifts which lead directly into the centre.

The car park is located on the roof of the property, which is accessed from Bell Street, providing 163 car park spaces.

The centre closed down during the pandemic and remains closed being largely vacant however there are several tenanted units fronting Yorkshire St including British Heart Foundation, H&T Pawn brokers, Craze and Greenwoods which are income producing. Willmott Dixon the contractor working on the Riverside scheme also occupies the internal loading bay in the centre. The total current income is £118,645pa – a copy of the tenancy schedule is available on request.

## PROPERTY HIGHLIGHTS

- Offers in the region of £2.95m which represents a low capital value of £17/sqft
- Adjacent to Rochdale Town Centre's £100m Riverside Scheme comprising, new retail (inc. M&S, Next, H&M, Nandos and Reel Cinema), 242 apartments, Hamptons Hotel – 146 bed (By Hilton)
- Existing centre suitable for a variety of uses under the new E class planning including retail, restaurants/cafes, offices, medical, leisure etc.
- May suit other alternative uses e.g. self storage (STP)
- Pre app proposal for residential scheme outline consisting of 383 units made up of 115 x 1 bed / 252 x 2 bed / 7 x 3 bed / over 3 towers plus 9 x 4 bed town houses
- Excellent transport links including the new Rochdale interchange being within close proximity including bus and Metrolink services.





WHEATSHEAF  
SHOPPING CENTRE

OVERVIEW

LOCATION

ROCHDALE  
SCHEMES

GALLERY

AERIAL VIEW

EXTERNAL

INTERNAL

FLOOR PLANS

OPPORTUNITY

ENQUIRIES

# LOCATION

The property is situated on the south side of Yorkshire Street, which forms the pedestrianised section of retailing in the heart of Rochdale town centre.

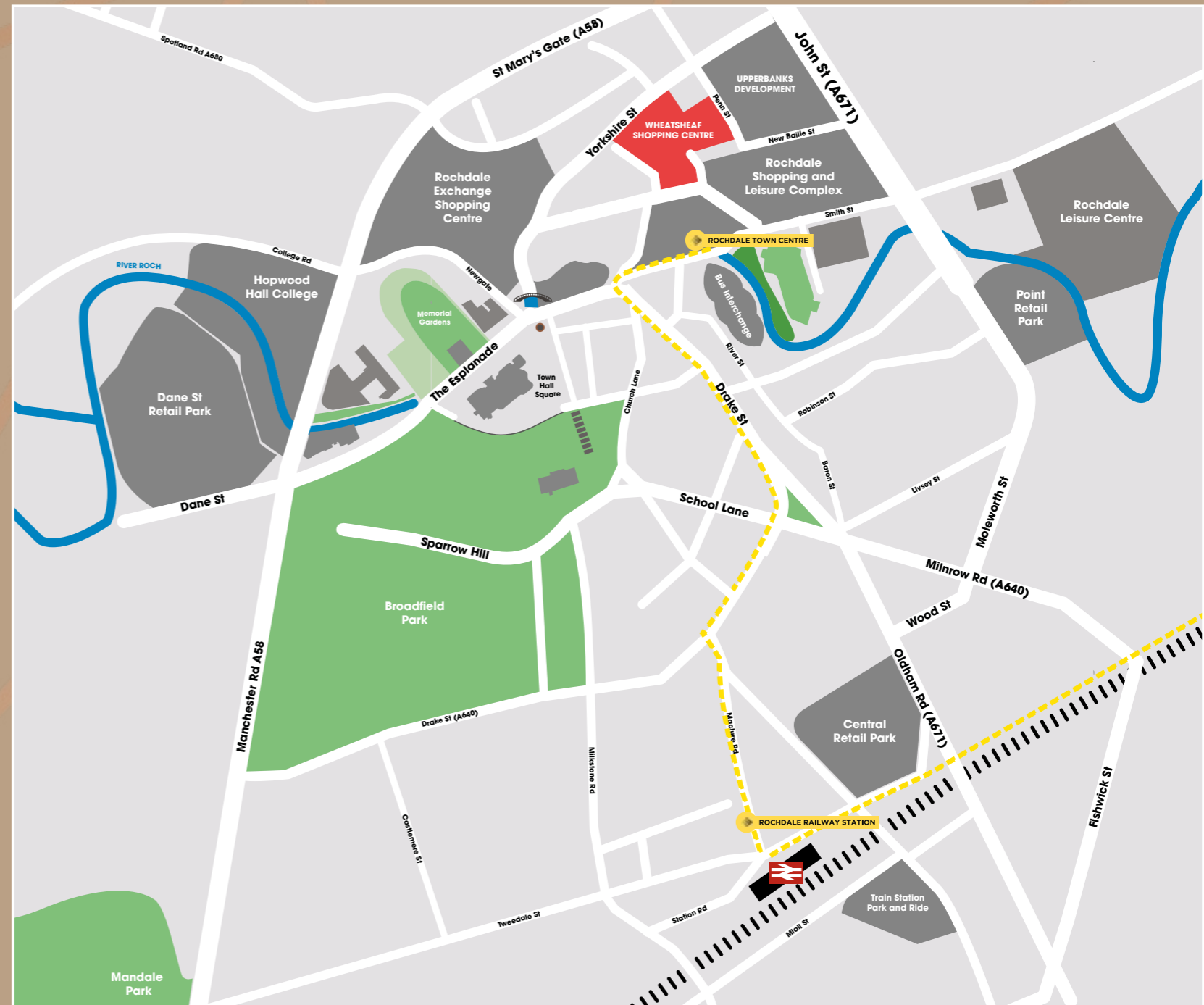
There is additional frontage access from Baillie Street which front onto the new Rochdale Riverside scheme (further elaborated upon below).

The new Rochdale Interchange is located on the doorstep of The Wheatsheaf Shopping Centre, providing regular bus and Metrolink tram services.

The town has excellent road communications, being located just 2.5 miles north of the M62 Motorway (Junctions 20-21), connecting the town to the M60 orbital Motorway five miles to the west.

In addition, the town benefits from a multi-modal rail station that provides both mainline and Metrolink services, with the mainline providing regular services to Manchester Victoria (16 minutes) and Leeds (1 hour 8 minutes) amongst others.

Manchester International Airport is located 25 miles south of the town. Manchester City Centre is 15 minutes by train.





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## OPPORTUNITY

## ENQUIRIES

# ROCHDALE REGNERATION/ DEVELOPMENT SCHEMES

## RIVERSIDE PHASE 1

Adjacent to the subject property is the £100 million “Rochdale Riverside” shopping development which has recently been completed and includes around 25 shops, restaurants and cafés, alongside a new 6-screen cinema. Tenants include Marks & Spencer, Next and Reel Cinemas, and various other national retailers and leisure occupiers.

## RIVERSIDE PHASE 2

Works are underway for Rochdale Riverside phase two, known as Upperbanks, which will comprise 242 apartments and a 146-bed Hampton by Hilton hotel. Completion is anticipated in late 2023/2024.

## RAIL STRATEGY

The council’s rail strategy aims to level up the town centre with 7,000 homes around the borough’s five railway stations. In total, the masterplan proposes more than 7,000 homes and 2.5m sq ft of employment space along the Calder Valley rail corridor, including:

- 1,500 new homes around Rochdale station, catering for 3,500 people
- 43,000 sq ft of new retail and commercial space around Rochdale station
- 26,000 sq ft of offices or managed workspace around Rochdale station
- A new public square at Rochdale station
- 1,500 new homes around Castleton station
- The extension of the Manchester Metrolink to Bury and Heywood via Castleton
- An £11m cycle corridor connecting Castleton to Rochdale

## CAPITAL AND CENTRICS NEIGHBOURHOOD SCHEME

Is planned to be built on the site of the former Central retail park close to Rochdale Train Station comprising a 200-home scheme on the former Central Retail Park.





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# AERIAL GALLERY

Please click each point to show the view from each angle.



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# EXTERNAL GALLERY

Please click each point on the interactive map above to show the view of the building from that location.



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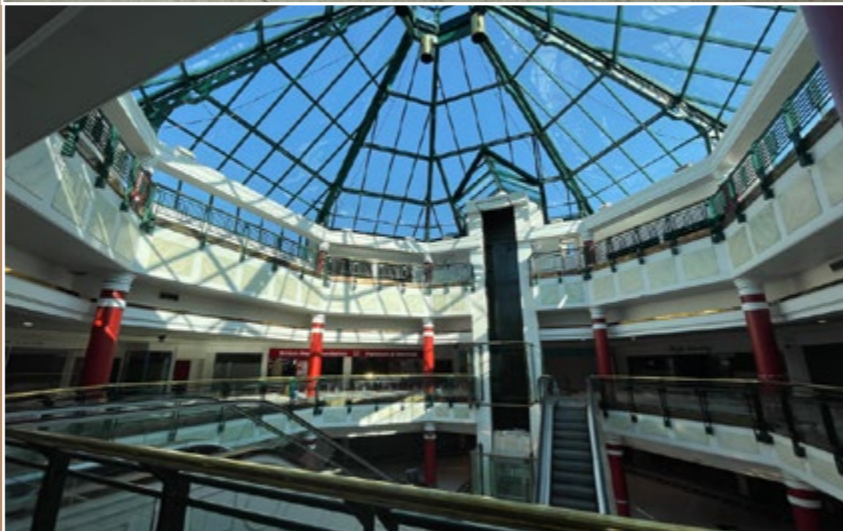
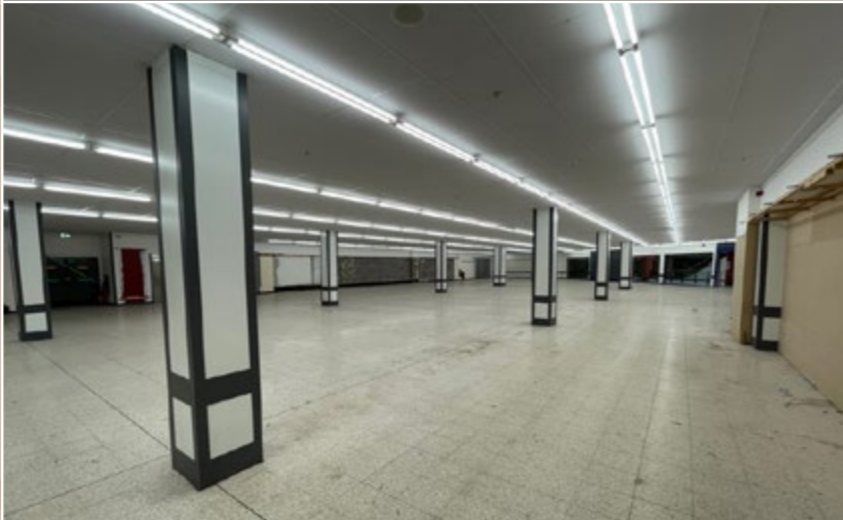
→ INTERNAL

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# INTERNAL GALLERY





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# FLOOR PLANS

Please click each level to show plan.



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# OPPORTUNITY

The centre falls under E class use which includes retail, restaurants/cafes, offices, medical, leisure etc. Other potential uses could include self storage, education, events, community use etc subject to planning.

A pre-app proposal was submitted for demolition of the existing centre and erection of a new build residential scheme consisting of 383 units made up of 115 x 1 bed / 252 x 2 bed / 7 x 3 bed / over 3 towers plus 9 x 4 bed town houses. We understand this received a positive response from the local authority. This would be subject to obtaining any necessary consents.

## SALE PRICE

Offers in the region of **£2.95m** which represents a low capital value of c.£17/sqft.

### EPC

Copies of the EPC's are available on request.

### TENURE

Freehold.

### VAT

We are informed that the property is elected for VAT.

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





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# ENQUIRIES

## VIEWING

By appointment with the sole agents:

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 **wtgunson**  
commercial property consultants