



BURY

UNIT F18/19, THE ROCK SHOPPING CENTRE

LOCATION

The Rock, Bury comprises of 620,000 sq ft of retail and leisure space and includes over 1,000 car parking spaces on site. The Rock is anchored by **Debenhams** and **Marks & Spencer**, alongside other retailers including **JD**, **Footlocker**, **Lush Next**, **River Island**, **H&M** and **Primark**.

The leisure element of the scheme consists of a **10-screen** multiplex **Vue** cinema and an **AMF 24 lane bowling**, family entertainment centre. Thirteen popular cafes and restaurants include **Pizza Express**, **Frankie & Benny's** and **Nando's**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	446.68 sq.m	(4,819 sq ft)
First Floor	417.41 sq.m	(4,493 sq ft)

TERMS

The premises are available by way of a new 10 year effective full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

£120,000 per annum exclusive

SERVICE CHARGE

The current service charge estimate is £37,685 per annum.

RATES PAYABLE

Rateable Value (2017) £210,000

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The incoming party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

The property has an EPC rating of C (61). A copy of the EPC is available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE



0161 806 0866
metisrealestate.com

Nick McAllester:
nmcallester@metisrealestate.com

Luke Nicholson:
lnicholson@metisrealestate.com

Or via our Joint Agents

Jamieson Mills
0207 758 0051

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