metis



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)

TFRMS

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

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 ingoing 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

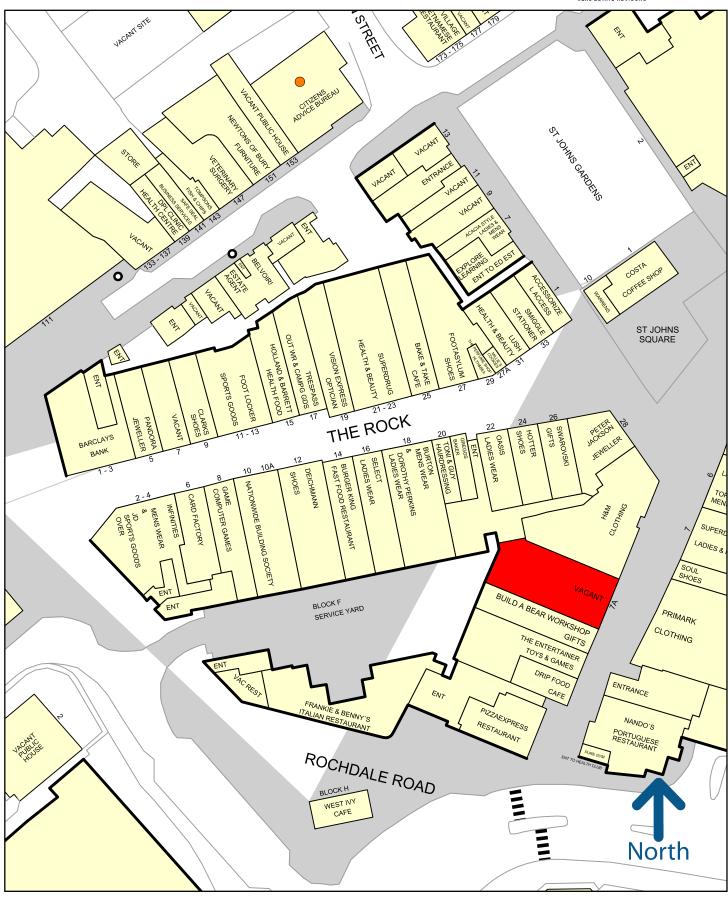
Luke Nicholson: Inicholson@metisrealestate.com

Or via our Joint Agents

Jamieson Mills 0207 758 0051







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Experian Goad Plan Created: 07/10/2019 Created By: Metis Real Estate Advisors Ltd

