

020 7758 0051



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. Its anchor stores include **Debenhams** and **Marks & Spencer**, alongside other flagship retailers including **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, Fit for Free gymnasium and family entertainment centre. Thirteen popular cafes and restaurants include Costa, Pizza Express, Frankie & Benny's, Subway and Nando's. Construction is almost complete to add a further three restaurants which will include Prezzo, GBK and Loungers.

Accommodation

The premises provide the following approximate net internal floor areas (floor plans available upon request):

Ground Floor 73.11 sq m 787 sq ft

Lease

The property is available on a 10 year lease subject to an upward only rent review at the anniversary of the 5th year of the term.

Rental

£39,500 per annum exclusive.

Service Charge & Insurance

The service charge for the year 2017 is £3,489 per annum plus insurance of £101 per annum plus VAT.

SHOP TO LET

UNIT F22

1 SOUTH STREET

THE ROCK

BURY

Rates

We are verbally advised by the Local Rating Authority that the property is assessed as follows:

Rateable Value £62,000
UBR (2017/2018) 46.6p
Rates Payable (2017/2018) £29,760

Energy Performance Certificate

A copy of the EPC Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing & Further information

Strictly by prior appointment through joint agents

Jamieson Mills and Metis Real Estate Advisors:

Richard Mills

Jamieson Mills

Direct Dial: 020 7758 0053 Email: rjm@jamiesonmills.com

Or

Nick McAllester Metis Real Estate Advisors Direct Dial: 0161 806 0866

Email: nmcallester@metisrealestate.com

Subject to Contract







Experian Goad Plan Created: 29/08/2017 Created By: Jamleson Mills Ltd



50 metres

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