

**SHOP TO LET  
UNIT F22  
1 SOUTH STREET  
THE ROCK  
BURY****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
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**Lease**

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

**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](mailto:rjm@jamiesonmills.com)

Or

**Nick McAllester**  
**Metis Real Estate Advisors**  
Direct Dial: 0161 806 0866  
Email: [nmcallester@metisrealestate.com](mailto:nmcallester@metisrealestate.com)

**Subject to Contract**



