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# To Let

## 40 The Rock, Bury, BL9 0NX

**Location**

The subject property is situated in Bury town in Greater Manchester approximately 8 miles north of the City Centre. Bury is accessed via the M60 and A56. Bury benefits from a local train, bus and metrolink station that provides access locally and to Manchester.

The area comprises a mix of independent and national retailers including **McDonalds, BHF, Cash Converters** and **Tim Hortons**.

**Description**

The premises are arranged over ground, basement, first floor and second floor.

**Tenure**

The property is available by way of an assignment of the existing lease expiring 16th March 2022 at the passing rent of £53,000.

**Accommodation**

<b>Ground Floor</b>	2,357 sq ft	219 sq m
<b>Basement</b>	875 sq ft	81.27 sq m
<b>First Floor</b>	999 sq ft	92.84 sq m
<b>Second Floor</b>	1,358 sq ft	126.20

**Business Rates**

We understand that the property is assessed as follows:

**Rateable Value:** £44,000

**UBR (2018/19):** £0.48

**Rates Payable:** £21,120

Interested parties should make their own enquiries with the Local Authority to verify this information.

**Planning**

The property currently has the benefit of A2 (Financial Services) planning consent.

**Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

**EPC**

The Energy Performance Asset Rating is E 102. A certificate can be made available.

**VAT**

VAT if applicable will be charged at the standard rate.

**Viewing**

Strictly by prior appointment with the sole agents.



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