

020 7758 0051



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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 672.71 sq m 7,241 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 (subject to obtaining vacant possession).

Rental

£140,000 per annum exclusive.

Service Charge & Insurance

The service charge for the year 2017 is £37,900 per annum plus insurance of £1,366 per annum plus VAT.

SHOP TO LET

UNIT B12

27 CENTRAL STREET

THE ROCK

BURY

Rates

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

Rateable Value £138,000 UBR (2017/2018) 47.9p Rates Payable (2017/2018) £98,849

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

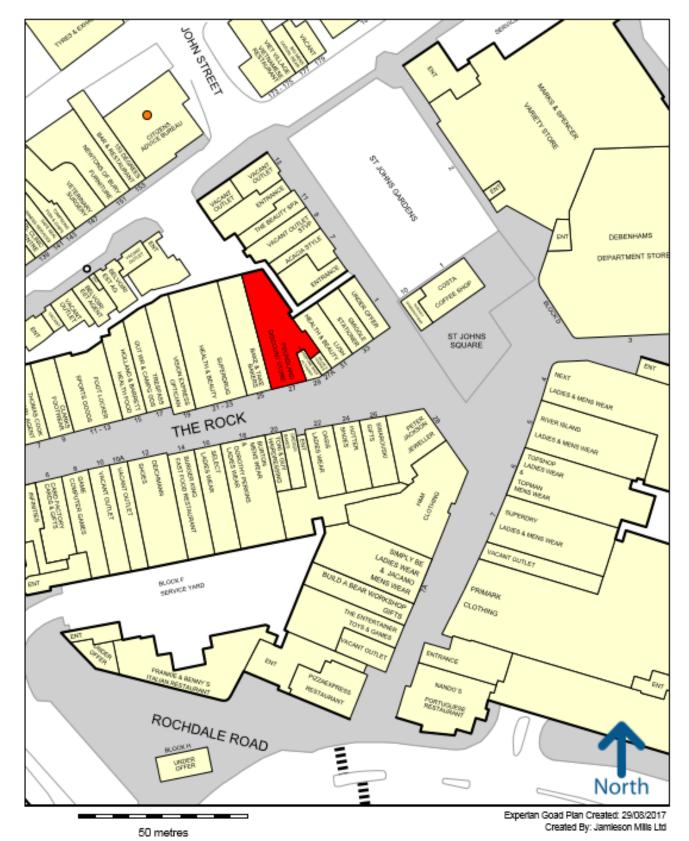
Nick McAllester Metis Real Estate Advisors Direct Dial: 0161 806 0866

Email: nmcallester@metisrealestate.com

Subject to Contract









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