



**SHOP TO LET**  
**UNIT B12**  
**27 CENTRAL 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	672.71 sq m	7,241 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 (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.

### 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](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**



