



AVAILABLE TO LET

## 173 - 175 The Rock

173-175 The Rock, Bury, Greater Manchester BL9 0NE

Restaurant Opportunity on The Rock



## Restaurant Opportunity on The Rock

Prominent restaurant premises on the periphery of the £350m 'The Rock' development in Bury town centre. The space comprises a large ground floor seating areas, kitchen, separate WC's and storage ares on the first floor and basement. Parking may be available subject to separate negotiation with the landlord.

Other local business include Marks and Spencer, Debenhams and Costa Coffee.

Metered car parking is available in the area and the property is easily accessible by public transport.

<b>Rent</b>	£30,000 per annum
<b>Rateable value</b>	£44,250
<b>Building type</b>	Leisure
<b>Planning class</b>	A3
<b>Size</b>	3,127 Sq ft
<b>VAT charges</b>	We understand the premises is not elect for VAT
<b>Lease details</b>	A new term of fully repairing lease to be agreed.
<b>EPC certificate</b>	Available on request

Marketed by: Pearson Ferrier

For more information please visit:

<http://example.org/m/39451-173-175-the-rock-173-175-the-rock>



TOWN CENTRE LOCATION

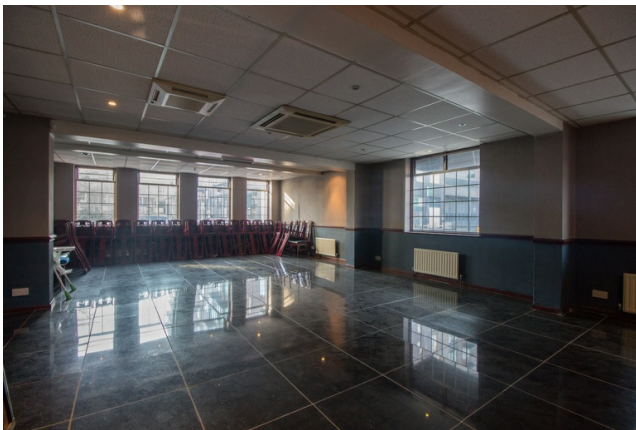
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WELL PRESENTED RESTAURANT PREMISES

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WOULD SUIT OTHER COMMERCIAL USES STPP











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Data provided by Google

## Units & availability

Unit	Floor	Size sq ft
Internal Storage	Basement	162
Restaurant	Ground	1,547
Kitchen	Ground	550
Internal Storage	Ground	53
Internal Storage	First	725
Toilets (Ladies)	First	32
Toilets (Gents)	First	58
<b>Total</b>		<b>3,127</b>

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<b>Airports</b>	Manchester 16.7m, Liverpool 29.2m
<b>National rail</b>	Castleton (Manchester) 4.7m, Kearsley 4.9m, Hall i' th' Wood 5.0m
<b>VAT</b>	We understand the premises is not elect for VAT
<b>Planning class</b>	A3
<b>Lease summary</b>	A new term of fully repairing lease to be agreed.
<b>EPC</b>	Available on request



Notes:

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