



SHOP TO LET

UNIT B21

122 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	52.67 sq m	567 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 5th year of the term.

Rental

£17,500 per annum exclusive.

Service Charge & Insurance

The service charge for the year 2017 is £1,312 per annum plus insurance of £64 per annum plus VAT.

Rates

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

Rateable Value	£11,250
UBR (2017/2018)	46.6p
Rates Payable (2017/2018)	£5,389

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
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Subject to Contract



