

020 7758 0051



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

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

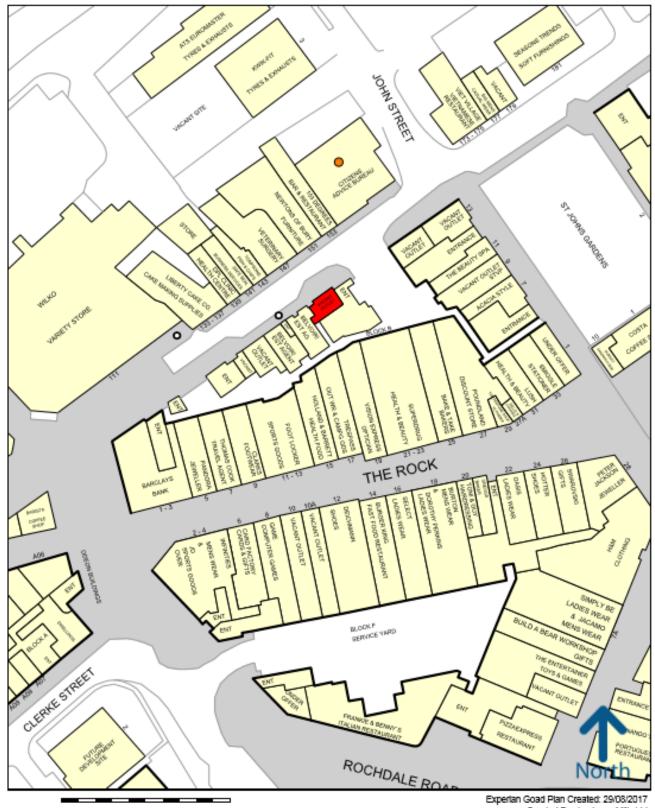
Nick McAllester Metis Real Estate Advisors Direct Dial: 0161 806 0866

Email: nmcallester@metisrealestate.com

Subject to Contract







Created By: Jamleson Mills Ltd



50 metres

and it does not form any part of any contract. Misrepresentations Act 1967: Jamieson Mills Limited for themselves and for the vendors of this property whose agents they are give notice that: a) The particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) No person in the employment of Jamieson Mills Limited has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. Exclusive of VAT.