

TO LET
Retail

139 The Rock,
Bury, Greater Manchester BL9 0ND



CONTACT

Thomas Ball
07831 842859
thomas.ball@rapleys.com

Situated close to The Rock shopping centre

117.16 sq m (1,261 sq ft)

£10,000 per annum exclusive

Suitable for a variety of uses (subject to planning)



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Location

The property is situated on The Rock, the main high street within Bury town centre and close to The Rock shopping centre.

National occupiers situated nearby include **Wilko**, **Bridgfords** and **Barclays Bank**, amongst others.

Description

The property comprises of a two storey retail unit fitted with a mixture of laminated wood and carpet tile flooring, painted plaster walls and painted plaster ceilings incorporating fluorescent lighting.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	62.58	674
First floor	54.58	587
Total	117.16	1,261

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

The property is available on a new full repairing and insuring lease at a rent of £10,000 per annum exclusive for a term to be agreed.

Rating

We are advised that the Rateable Value for the property is £9,800 and the UBR for 2017/18 is 47.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

To be arranged through the sole agent.

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