



CONTACT
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Prominently situated on The Rock

253.06 sq m (2,724 sq ft)

£16,000 per annum exclusive

Suitable for a variety of uses (subject to planning)

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Location

The subject property is prominently located on The Rock, Bury town centre's main pedestrianised high street.

The property is situated between the **Post Office** and **Cancer Research**. Other national occupiers within close proximity include **Cash Generator, Ramsdens** and **Age UK**, amongst others.

Description

The property comprises a ground floor shop unit with ancillary accommodation on the first and second floors and in the attic.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	39.40	424
First floor	85.94	925
Second floor	77.36	833
Attic	50.36	542
Total	253.06	2,724

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 £16,000 per annum exclusive for a term to be agreed.

Rating

We are advised that the Rateable Value for the property is £14,500 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: D.

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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