

RAPLEYS

TO LET Retail Unit

rapleys.com
0370 777 6292

141 The Rock,
Bury BL9 0ND

CONTACT **Thomas Ball**
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Retail unit in a prominent position

On the periphery of 'The Rock' retail and leisure development

136 sq m (1,464 sq ft)

£12,000 per annum, offers invited

Neighbouring retailers include **Brighthouse**, **The Post Office** and **Wilkos**

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Location

Bury is a satellite town in Greater Manchester and benefits from good transport links to Manchester city centre. The property is situated just off the pedestrianised section of The Rock, which constitutes the main high street within Bury town centre and includes occupiers such as **JD Sports, Lloyds Bank, McDonalds** and **Rymans**.

Description

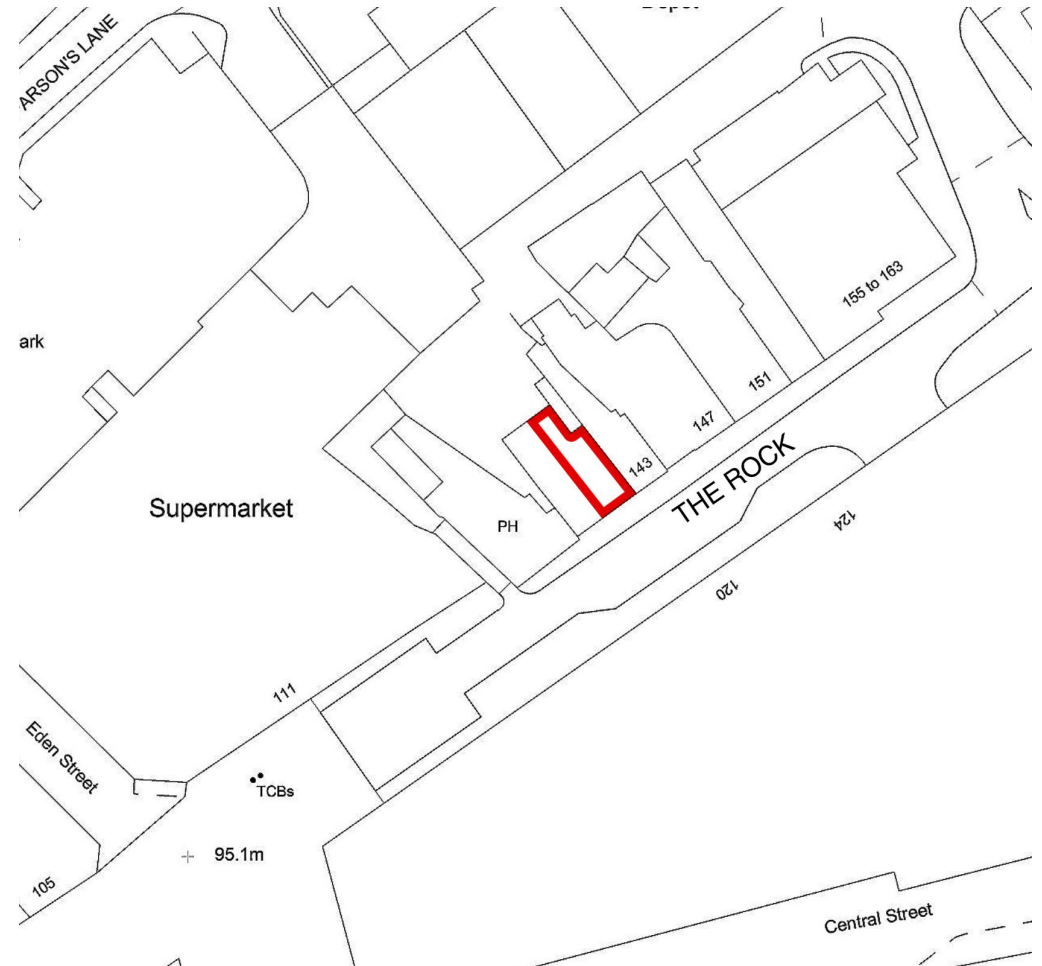
The unit provides a prominent premises looking directly onto The Rock. It is mid-terraced and comprises of a large ground floor retail area with staff facilities, with office space and a staff kitchen above. There is on-street, 'loading only' car parking.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Main sales area	50.20	540
Staff facilities	3.20	34
First floor		
Office	15.40	166
Kitchen	5.40	58
Office	24.30	262
Second floor		
Office	18.20	196
Office	19.30	208
Total	136.00	1,464

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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.



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Tenure

Leasehold.

Terms

The property is available on a new full repairing and insuring lease at a rent of £12,000 per annum exclusive for a term to be agreed.

Rating

We are advised that there are three separate entries in the List for this property as follows:

Ground floor rear:	£2,375
Ground floor front:	£7,200
First and second floors:	£3,850

The UBR for the three separate entries for 2019/20 is 49.1p 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 on www.gov.uk/calculate-your-business-rates.

Energy Performance

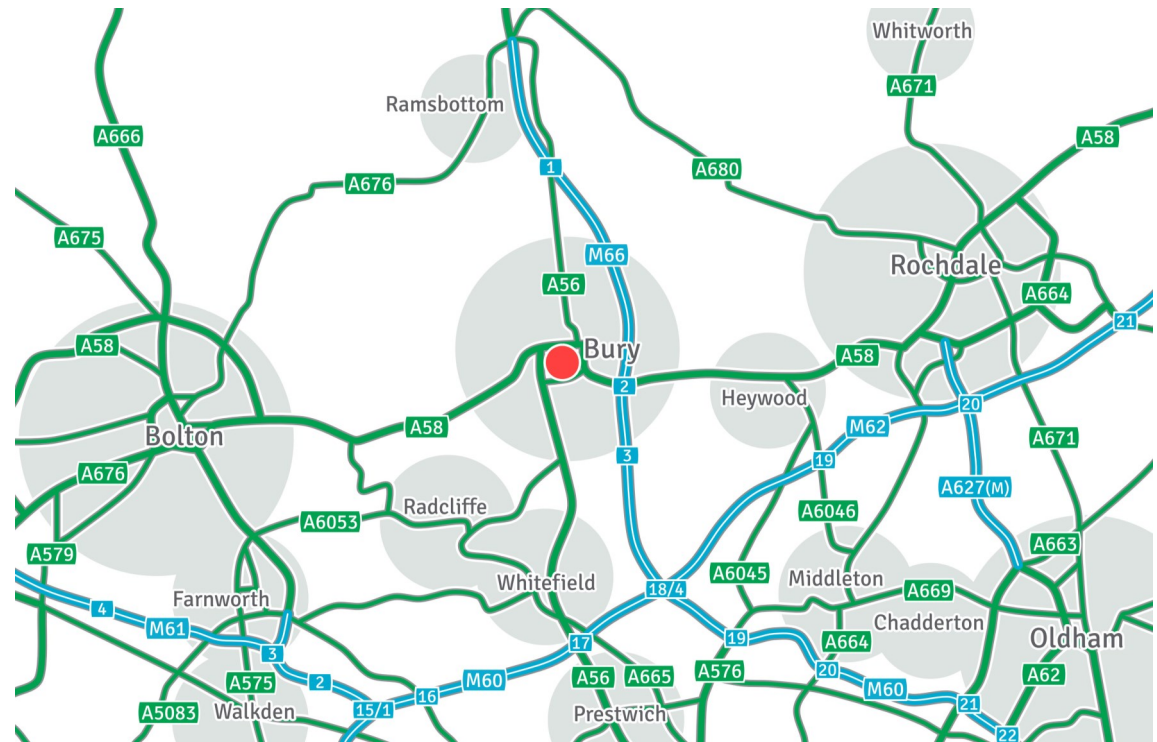
Energy Performance Asset Rating: TBC.

VAT

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

Viewing

Strictly by appointment with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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