



barkerproudlove
retail property consultants

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SHOPPING CENTRE PROPERTY / CLASS E

Subject to Vacant Possession 29 Minden Parade Mill Gate, Bury



Rent: On application
Ground Floor Area
661 Sq ft / 61 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Mill Gate Shopping Centre comprises 340,000 sq ft of covered retail accommodation.

The Centre is anchored by Boots the Chemist and the Famous Bury Market with its state of the art fish and meat hall. Other key tenants include New Look, Waterstones, Claires Accessories, F Hinds, H Samuel, Poundland, Home Bargains and Costa Coffee .

The subject premises are located in a busy location within the centre, being close to B&M, The Job Centre and One Below.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	661	61.41
First Floor	241	220.39

Rent:

Upon application

Tenure:

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £12,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2022 stands at approximately £5,046.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

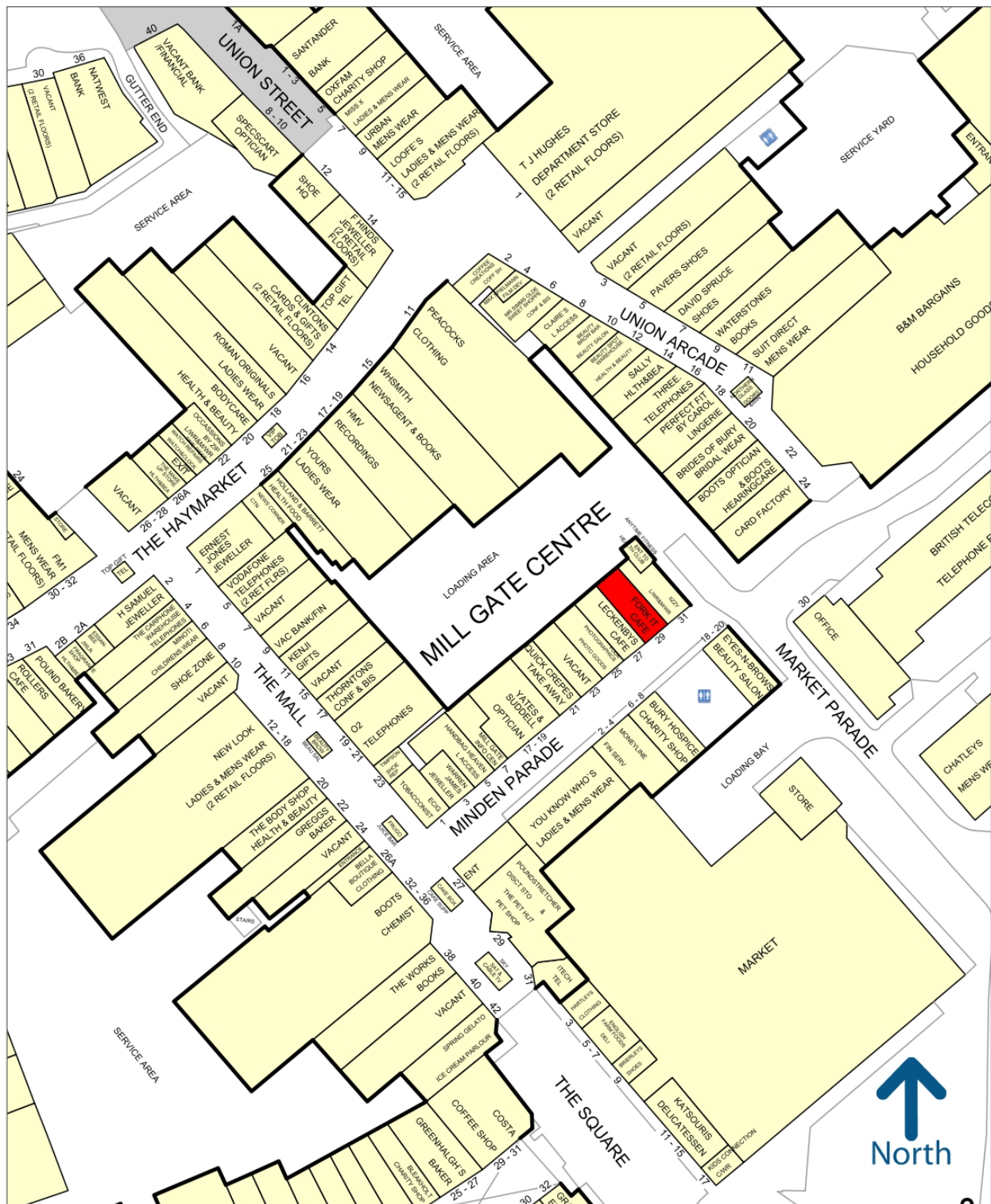
February 2022

Subject to Contract

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Bury



Experian Goad Plan Created: 28/02/2022
Created By: Barker Proudlove Ltd

50 metres