

# To Let



## Bury

11 Union Arcade, Mill Gate Shopping Centre

Ground Floor: 2,154 sq ft (200.11 sq m)

Rent on Application

## Location & Description:

- 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, Ernest Jones, Boots, Bodycare, Home Bargains and Costa Coffee.
- The subject premises are situated on the popular Union Arcade in close proximity to the entrance to the multi-storey car park.
- The property benefits from its central location, close to the junction with Haymarket, with its neighbouring occupiers, David Spruce Footwear and Waterstones.

### Demise:

Ground Floor 2,154 sq ft (200.11 sq m)  
First Floor Ancillary 2,543 sq ft (236.25 sq m)

### Rent:

£25,000 per annum

### Lease:

A new eFRI lease for a term of years to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment – C.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) – £39,500.

### Date Prepared:

December 2024

### Contact Us:

**Gary Crompton**

07554 402314

gary@barkerproudlove.co.uk

**Simon Colley**

07966 181708

simon@barkerproudlove.co.uk

### Joint Agent:

**Lunson Mitchenall**

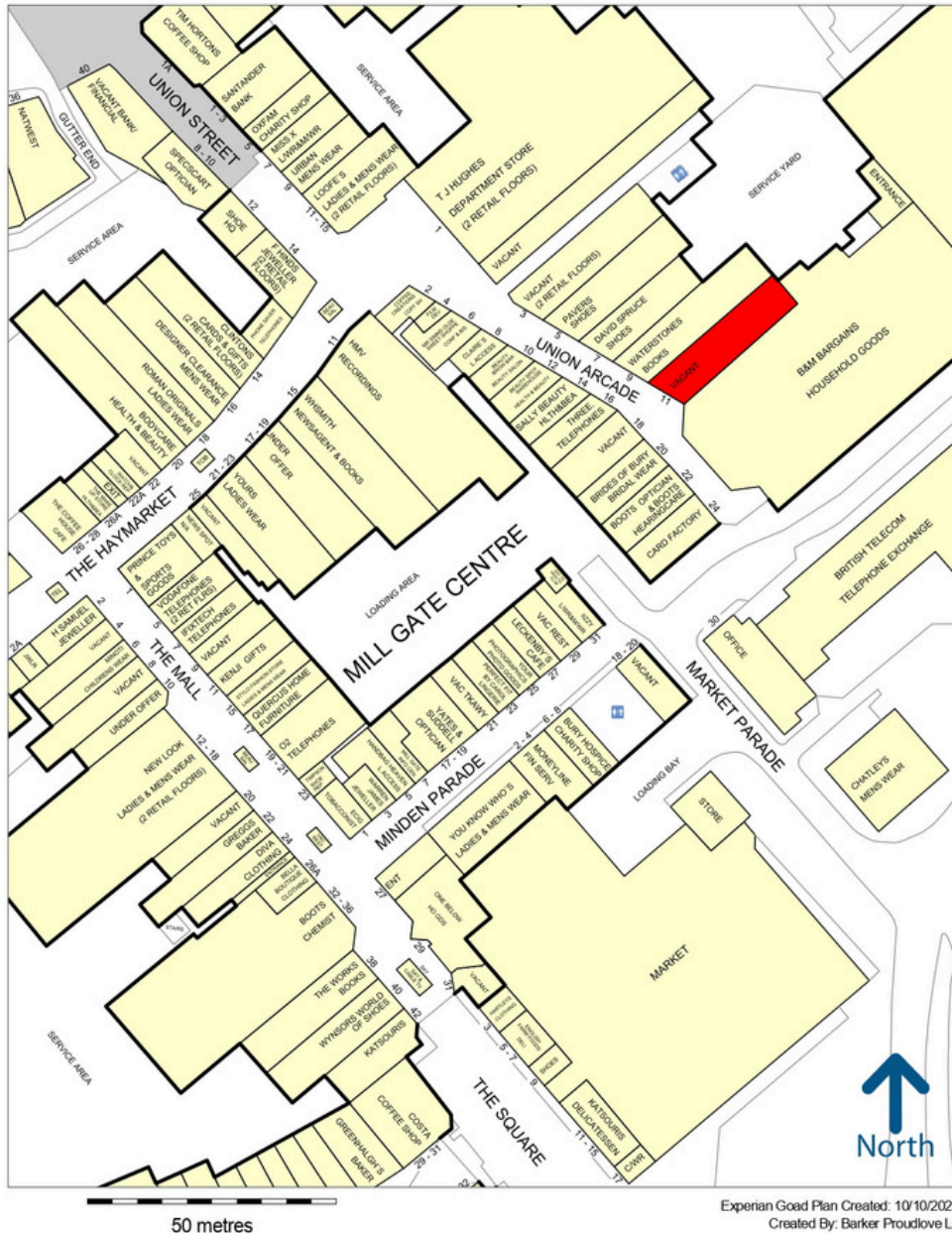
John Fowler

020 7478 4950

johnf@lunson-mitchenall.co.uk



Bury



Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

**IMPORTANT NOTICE:** Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.