

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

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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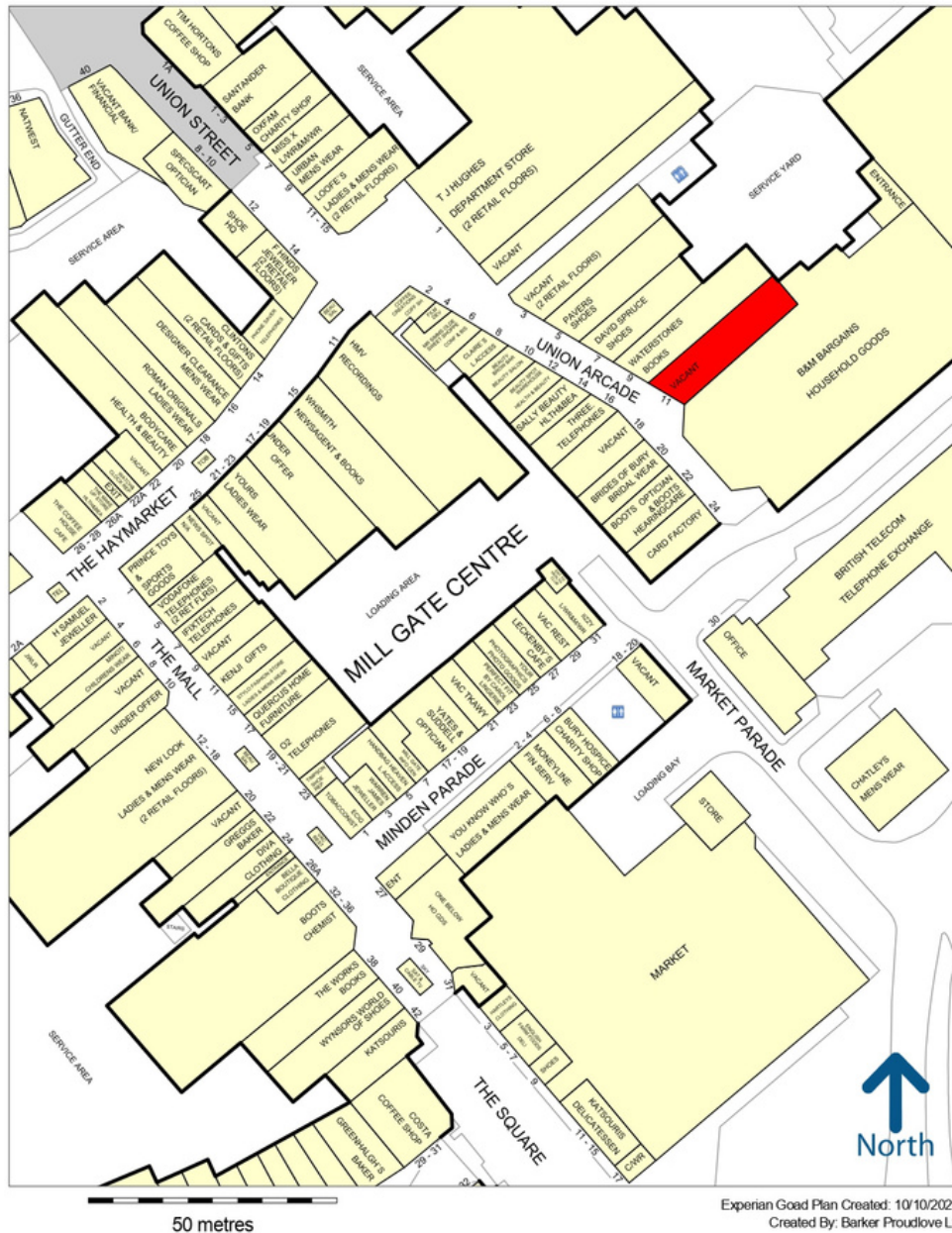
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Bury



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