

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS E

28 Princess Parade Mill Gate Shopping Centre, Bury



Rent: £35,000 PA **Ground Floor Area** 1,149 Sq ft / 107 Sq M

Viewing Strictly through the joint letting agents.

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, Peacocks, H Samuel, Thorntons, Poundland, Home Bargains and Costa Coffee.

The subject premises benefit from their location in a high footfall location on Princess Parade in close proximity to Bury Markets and the town's bus/Metrolink interchange.

Demise: Sq Ft Sq M Ground Floor 1,149 106.75

Rent:

We are seeking a rent of £35,000 per annum exclusive.

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 £22,000.

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:

Available on request.

EPC:

Energy Performance Asset Rating - G

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 2021

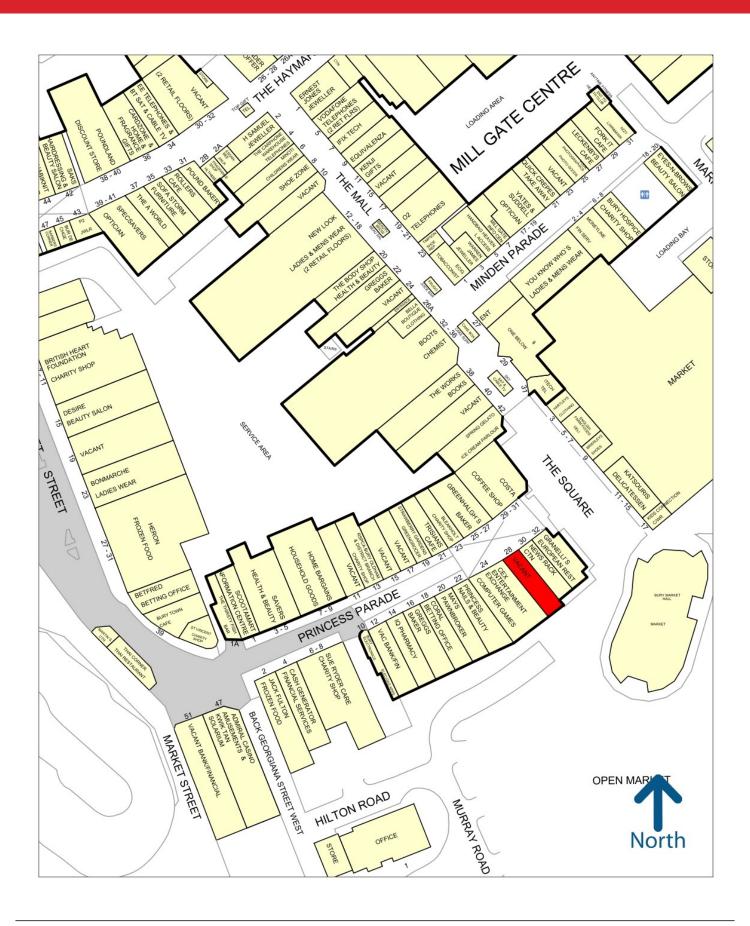
Subject to Contract

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