

SHOPPING CENTRE PROPERTY / CLASS A1
3 Union Arcade Mill Gate Shopping Centre, Bury



Rent: On application

Area

2,690 Sq ft / 250 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

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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, B&M 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, Thorntons, Poundland, Home Bargains and Costa Coffee.

The subject premises is situated on Union Arcade in a highly prominent location with good footfall.

Demise:	Sq Ft	Sq M
Ground Floor	2690	249.91
First Floor	2245	208.57

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 unit has a rateable value assessment of £36,750.

For further details visit Gov.uk or contact the business rates department in 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 - Available on request

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:

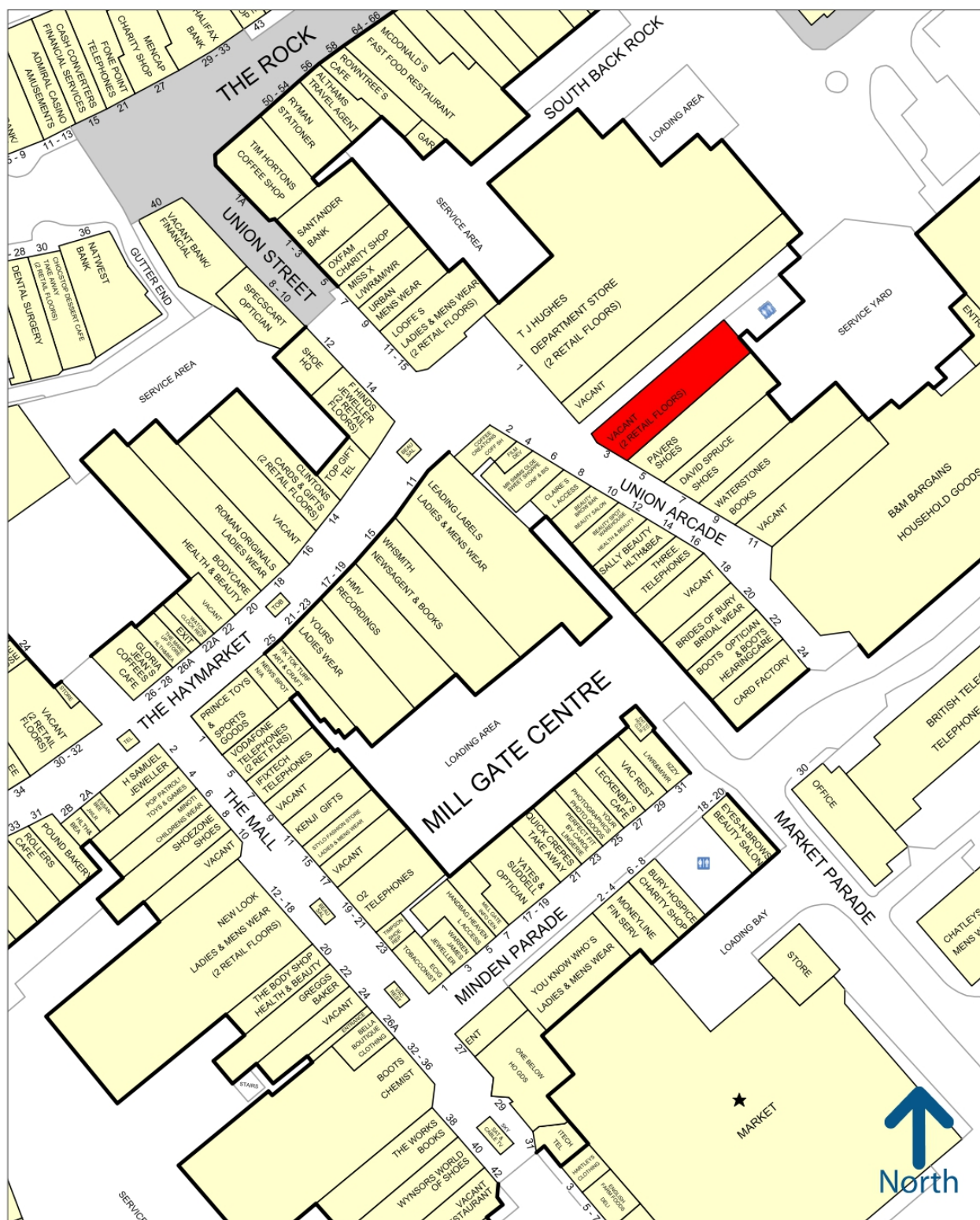
February 2020

Subject to Contract

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Bury



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