



SHOPPING CENTRE PROPERTY / CLASS A1

11 Union Arcade Mill Gate Centre, Bury



Rent: £65,000 PA

Area

2,154 Sq ft / 200 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

James Moss

Mob: 07977 278229

Email: jmoss@barkerproudlove.co.uk

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Lunson Mitchenall

John Fowler

Tel: 020 7478 4950

Email: JohnF@lunson-mitchenall.co.uk

Location:

Mill Gate Shopping Center 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, New Look, 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.

Accommodation:

The property is arranged over ground and first floors.

Demise:	Sq Ft	Sq M
Ground Floor Sales	2154	200.11
First Floor Ancillary	2543	236.25

Rent:

We are seeking rental offers in the order of £65,000 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 unit has a 2017 rateable value assessment of £101,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £27,174.

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 2020

Subject to Contract

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