



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



Rent: On application

Area

981 Sq ft / 91 Sq M

Viewing Strictly through the joint letting agents.

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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, F Hinds, H Samuel, Thorntons, Poundland, 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 location, neighbouring occupiers including Boots Opticians, Claires Accessories and Card Factory.

Accommodation:

The property is arranged over ground and first floors.

Demise:	Sq Ft	Sq M
Ground Floor Sales	981.02	91.14
First Floor Ancillary	1250.98	116.22

Rent:

On 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 2017 rateable value assessment of £43,000.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £14,454.

EPC:

Energy Performance Asset Rating - E

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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