

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



**Rent: On application**

**Area**

981 Sq ft / 91 Sq M

**LET**

**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, 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:**

	<b>Sq Ft</b>	<b>Sq M</b>
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 rateable value assessment of £29,500.

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](http://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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