

SHOPPING CENTRE PROPERTY / CLASS A1  
27-27a The Mall Mill Gate Shopping Centre, Bury



**barkerproudlove**  
retail property consultants

**Rent: On application**  
**Ground Floor Area**  
3,807 Sq ft / 354 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

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**Location:**

The Centre comprises 340,000 sq ft of retail space anchored by TJ Hughes, Boots The Chemist and the famous Bury Market with its state of the art fish and meat hall.

Other key retailers include Patisserie Valerie, Peacocks, Waterstones, New Look, Claire's Accessories, HMV, H Samuel, Poundland, Costa Coffee and the Body Shop.

The Centre is in close proximity to Bury College with 10,000 students and Crown Oil have recently signed to take a large office suite within the Centre with 350 employees on site. It also benefits from linking into the bus station and metro terminus which handles over 630 tram stops per week.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3807	353.68
First Floor Sales	8185	760.41
First Floor Storage	2017	187.39

**Rent:**

On application

**Tenure:**

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The units have a 2017 rateable value assessment as follows:

Unit 27 - RV £59,000

Unit 27a - RV £77,000

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 2018 stands at approximately £80,074 .

**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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