



SHOPPING CENTRE PROPERTY / CLASS E
1-3 The Mall Mill Gate Shopping Centre, Bury



**TO
LET**

Rent: On application
Ground Floor Area
1,276 Sq ft / 119 Sq M

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 and the Famous Bury Market with its state-of-the-art Fish and Meat Hall. Other key tenants include; New Look, Waterstones, B&M, H Samuel, HMV, Poundland, Home Bargains and Costa Coffee.

The subject premises benefit from very high footfall situated on The Mall, neighbouring occupiers including Boots, New Look, One Below and The Works.

Demise:	Sq Ft	Sq M
Ground Floor	1,276	118.54
Ancillary	2,042	189.70

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 premises currently has a rateable value of £38,500.

For further details visit Gov.uk or contact the business rates department at 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 - D

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:

March 2021

Subject to Contract

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