



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



**TO  
LET**

**Rent: £65,000 PA**

**Area**

2,154 Sq ft / 200 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, Claires Accessories, 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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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 rateable value assessment of £39,500.

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 - 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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Bury

