

To Let

40 The Rock, Bury, BL9 0NX



Location

The subject property is situated in Bury town in Greater Manchester approximately 8 miles north of the City Centre. Bury is accessed via the M60 and A56. Bury benefits from a local train, bus and metrolink station that provides access locally and to Manchester.

The area comprises a mix of independent and national retailers including **McDonalds, BHF, Cash Converters** and **Tim Hortons**.

Description

The premises are arranged over ground, basement, first floor and second floor.

Tenure

The property is available by way of an assignment of the existing lease expiring 16th March 2022 at the passing rent of £53,000.

Accommodation

Ground Floor	2,357 sq ft	219 sq m
Basement	875 sq ft	81.27 sq m
First Floor	999 sq ft	92.84 sq m
Second Floor	1,358 sq ft	126.20

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £44,000
UBR (2018/19): £0.48
Rates Payable: £21,120

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The property currently has the benefit of A2 (Financial Services) planning consent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E 102. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.

