

**RAPLEYS**

## TO LET Office / Retail

10 Union Street  
Bury, Greater Manchester BL9 0NY



### CONTACT

**Thomas Ball**  
07831 842859  
thomas.ball@rapleys.com

Prominently situated adjacent to the Millgate Shopping Centre

141.37 sq m (1,521 sq ft)

£23,000 per annum exclusive

Suitable for a variety of uses (subject to planning)

rapleys.com  
**0370 777 6292**

# TO LET Office / Retail

10 Union Street  
Bury, Greater Manchester BL9 0NY

## CONTACT

**Thomas Ball**  
07831 842859  
thomas.ball@rapleys.com

## Location

The subject property is prominently located next to the entrance of the Millgate Shopping Centre which benefits from a footfall of circa 13 million a year. Other notable occupiers within close proximity include **Oxfam**, **Santander** and **RBS**.

Union Street is situated off The Rock, the main high street within Bury town centre including occupiers such as **McDonalds** and **Lloyds Bank**, amongst others.

## Description

The property, a former solicitors office, is a two storey character building fitted with carpet flooring, painted plaster walls and a mixture of suspended tile and painted plaster ceilings incorporating fluorescent lighting.

There is a ground floor reception area and two offices, with customer WCs. On the first floor there are four office spaces/treatment rooms and a kitchenette.

Given the position of the subject property adjacent to the Millgate Shopping Centre, a variety of alternative uses would be suitable (subject to planning).

## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	70.72	761
First floor	70.65	760
<b>Total</b>	<b>141.37</b>	<b>1,521</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Tenure

Leasehold.

## Terms

The property is available on a new full repairing and insuring lease at a rent of £23,000 per annum exclusive for a term to be agreed.

## Rating

We are advised that the Rateable Value for the property is £9,000 and the UBR for 2018/19 is 46.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Energy Performance Asset Rating: D

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

# TO LET Office / Retail

10 Union Street  
Bury, Greater Manchester BL9 0NY

## CONTACT

**Thomas Ball**  
07831 842859  
thomas.ball@rapleys.com

## Viewing

To be arranged through the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in November 2017.