

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**



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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 are 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:

Total	141.37	1,521
First floor	70.65	760
Ground floor	70.72	761
	Sq m	Sqft

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.

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.

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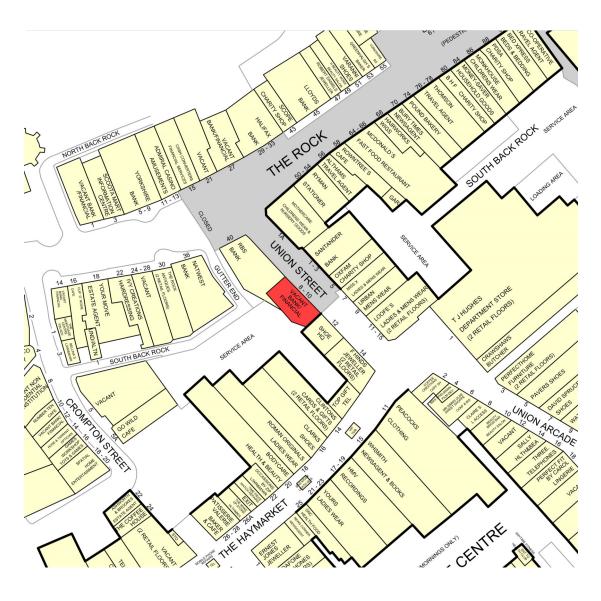
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Viewing

To be arranged through the sole agent.



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