

TO LET

£16,130 per annum



71 The Rock, Bury, Lancashire, BL9 0NB

LOCATION

The property is situated on The Rock, the main high street within Bury town centre approximately 75 metres from The Rock shopping centre. National occupiers situated nearby include Wilko, British Heart Foundation and Barclays Bank amongst others.

DESCRIPTION

The property comprises of ground floor sales area with ancillary storage accommodation to the ground floor, basement, first floor, second floor and third floor. The property benefits from an electric steel roller shutter and rear access.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Internal Width	4.59m	15 ft
Sales Depth	10.93m	36 ft
Ground Floor Sales	43.72 sq.m.	470 sq.ft.
Rear Ancillary	4.99 sq.m.	54 sq.ft.
Basement	41.77 sq.m.	449 sq.ft.
First floor	37.67 sq.m.	405 sq.ft.
Second floor	30.95 sq.m.	333 sq.ft.
Third floor	25.75 sq.m.	277 sq.ft.

LEASE

The property is available via a new lease by agreement or sub-let/assignment for a term of years to be agreed. The passing lease expires 28/11/2022.

RENT

£16,130 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £16,750. Interested parties should make their own enquiries with the Rating Authority.

EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Chris Michael or Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: chrismichael@hwardp.co.uk
mattkerrigan@hwardp.co.uk

Subject to Contract

Details Prepared December 2020

71 The Rock, Bury, Lancashire, BL9 0NB

