

Manchester Office: 0161 631 2852

# To Let



## Bury

1-3 The Mall, Mill Gate Shopping Centre

1,276 sq ft (119 sq m) Rent on Application



Manchester Office: 0161 631 2852

#### **Location & Description:**

- Prime location at the heart of Bury town centre.
- Mill Gate Shopping Centre comprises 340,000 sq .ft of covered retail accommodation, anchored by Boots
- Retailers trading nearby include New Look,
  Waterstones, H Samuel, Poundland, Home Bargains and Costa Coffee.
- The subject premises benefit from very high footfall situated on the The Mall, neighbouring occupiers include Boots, New Look, One Below and The Works.

#### Demise:

Ground Floor 1,276 sq ft (118.54 sq m) Ancillary 2,042 sq ft (189.70 sq m)

#### Rent

Available upon request.

#### Lease

A new eFRI lease for a term to be agreed.

#### **Service Charge:**

Available upon request.

#### EPC:

Energy Performance Rating Assessment - D.

#### Legal and professional fees:

Each party to bear their own costs.

#### Rating Assessment:

Rateable Value (April 2023) - £38,500.

#### **Date Prepared:**

May 2024

#### **Contact Us:**

#### **James Moss**

07977 278229

jmoss@barkerproudlove.co.uk

#### Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk

#### Simon Colley

07966 181708

simon@barkerproudlove.co.uk

#### **Joint Agent:**

#### **Lunson Mitchenall**

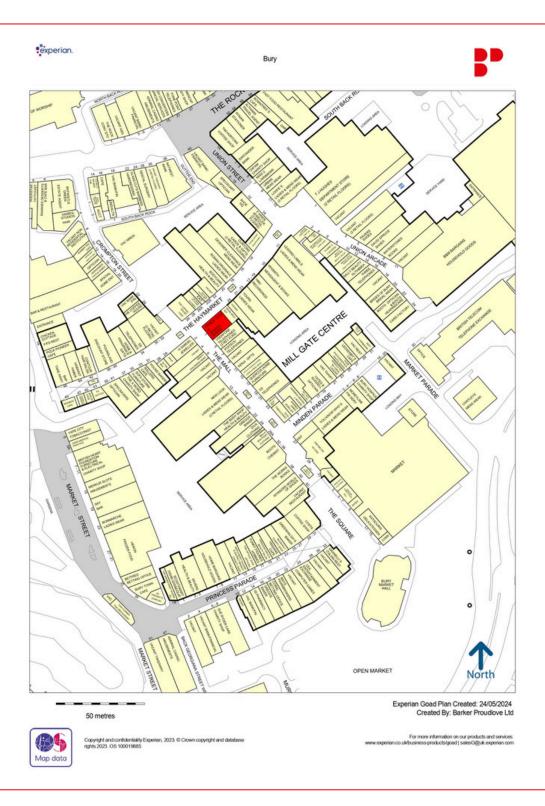
John Fowler 020 7478 4950

johnf@lunson-mitchenall.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith but any opinion and not by way of statement of fact.



### Manchester Office: 0161 631 2852



MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.