

To Let



Bury

1-3 The Mall, Mill Gate Shopping Centre

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

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:

October 2024

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Bury



Experian Goad Plan Created: 10/10/2024
Created By: Barker Proudlove Ltd



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