



105 THE ROCK | BURY | GTR MANCHESTER | BL9 0NT



1,600 sq ft (149 sq m)

PROMINENT TOWN CENTRE RETAIL PREMISES

TO LET



## DESCRIPTION

The property is a 'lock up' type single floor retail unit fronting directly onto The Rock.

It comprises of two main elements, a shop sales area at the front and a storage and ancillary area to the rear accessed from an external loading area.

Formerly occupied by Ladbrokes Coral Bookmakers the shop sales area is effectively open plan in layout and has recently been upgraded and redecorated to provide a 'developers shell' ready for fitting out by the ingoing tenant. The shop area has also had a newly installed suspended ceiling. The shop has a large display frontage to The Rock.

The storage and ancillary area at the rear incorporates a WC facility.

## LOCATION

The property is very prominently located on the popular and long established The Rock in Bury town centre.

In recent years a major £350m mixed retail/commercial and residential redevelopment has taken place which has completely transformed the town and now the retail floor space is popularized with the likes of national multiples such as Debenhams, Primark, Foot Locker, Boots, Kenji, Oasis, Holland & Barrett, M&S, Bright House together with a host of local traders.

The unit is located at the end of The Rock very close to a 10 screen cinema, 400 apartments, a 1,250 space multi-storey car park along with restaurants and new public open pedestrianized spaces.

## FLOOR AREA

It is estimated the property extends to a net internal floor area of some 1,600 sq ft in total. This is made up as follows:-

Shop Sales	1,200 sq ft
Storage/Ancillary	400 sq ft
Total	1,600 sq ft

## SERVICES

We believe that all mains services are available to the property.

## TERMS

The property is offered To Let under the basis of a new Full Repairing and Insuring lease for a period to be agreed and incorporating rent reviews at 3 year intervals.

Initial rental £35,000 per annum, exclusive.

Further details on application.

## RATES

Adopted Rateable Value

## VIEWING

By prior appointment with the sole agents: Haughton Warburton Limited: 0161 839 0080.



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