



BURY

UNIT E3, 6 ST JOHN'S SQUARE, THE ROCK SHOPPING CENTRE

LOCATION

The Rock, Bury comprises 620,000 sq ft of retail and leisure space and includes over 1,000 car parking spaces on site. The Rock is anchored by **Marks & Spencer** alongside other retailers including **JD, Footlocker, Lush, Next, River Island, H&M** and **Primark**.

The leisure element of the scheme consists of a **10-screen multiplex Vue cinema** and an **AMF 24 lane bowling**, family entertainment centre. A variety of popular cafes and restaurants include **Racconto Lounge, West Ivy, Frankie & Benny's, Nando's** and **Dunkin Donuts**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	493.69 sq m	(5,314 sq ft)
First Floor	466.47 sq m	(5,021 sq ft)

TERMS

The premises are available by way of a new 10 year effective full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

Upon application.

SERVICE CHARGE

The current service charge estimate is £38,626 per annum. Further details upon request.

RATES

Rateable Value (2017) £227,000

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

The property has an EPC rating of D (88). A copy of the EPC is available upon request.

**SUBJECT TO CONTRACT, VACANT POSSESSION
& WITHOUT PREJUDICE**



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