

****Rent Incentives Available****



Location

The subject property is situated in Bury town in Greater Manchester approximately 8 miles north of the City Centre. Bury is accessed via the M60 and A56. Bury benefits from a local train, bus and metrolink station that provides access locally and to Manchester.

The area comprises a mix of independent and national retailers including **McDonalds**, **BHF**, **Cash Converters** and **Tim Hortons**.

Description

The premises are arranged over ground, basement, first floor and second floor providing the following approximate internal floor areas:

Floor	Sq. ft	Sq. m
Ground	2,357	219
Basement	875	81.27
First	999	92.84
Second	1,358	126.20

Tenure

The property is available by way of an assignment of the existing lease expiring 16th March 2022 at the passing rent of £53,000.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £44,000
UBR (2021/22): £0.499p

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

User

Lease permits Class A2 (financial services).

There may be scope to widen the permitted use(s) subject to landlord consent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E 102. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sale agents

For further information please contact:

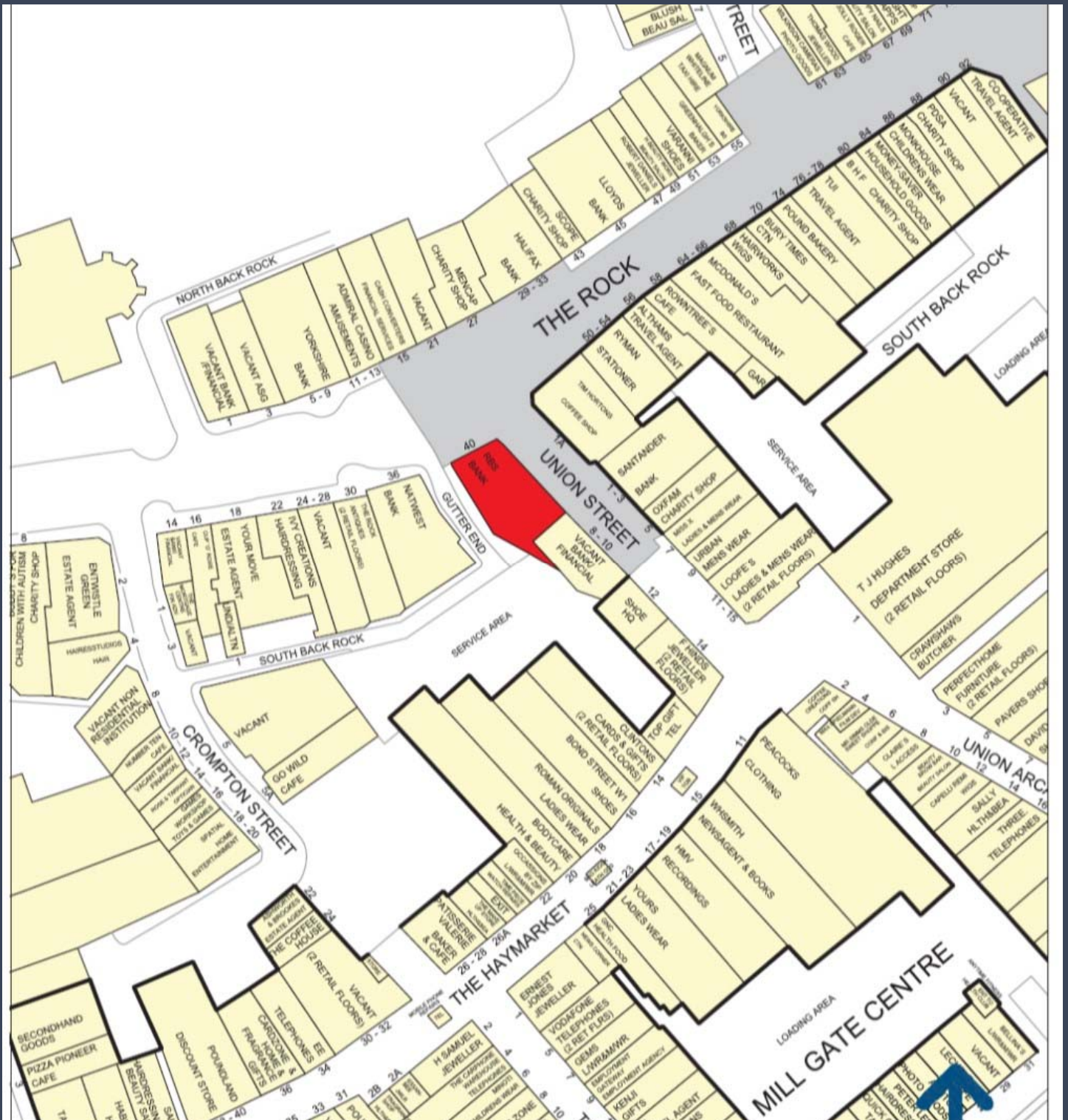
Guy Sankey

+44 (0)121 609 8719
+44 (0)7827 232 608
Guy.sankey@avisonyoung.com

Netta Spafford

+44 (0)121 609 8249
Netta.spafford@avisonyoung.com

0121 236 8236
avisonyoung.co.uk/14106



October 2020 File number: 02B810694

Visit us online avisonyoung.co.uk

3 Brindleyplace, Birmingham B1 2JB

© Avison Young (UK) Limited. All rights reserved.



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.