



**OFFICE TO LET
UNIT B29,
1 ST JOHNS GARDENS
THE ROCK**

BURY

Location

The Rock, Bury comprises 620,00 sq ft of retail & leisure space and includes an 1,000 space on-site car park. The scheme is anchored by **Marks & Spencer** and **The Range**, other occupiers include **Next, JD, Footlocker, River Island Primark, Flannels, H&M, Skechers** and **Vanilla**.

The leisure section consists of a 10 screen **Vue Cinema** and an 24 lane **AMF Bowling & Family Entertainment Centre**. Other occupiers include **West Ivy, Pizza Express, Nando's, Dunkin Donuts, Caffè Nero & Starbucks**.

Accommodation

The unit comprises a self contained ground floor entrance (with lift) leading to first floor office space with the following approximate net internal floor areas:

Ground Floor	Self contained entrance
First Floor	2,416 sq ft (224.45 sq m)

Lease

The property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

Rental

Upon application. Rent exclusive of service charge, insurance, business rates, utilities and VAT.

Use

Suitable for a variety of uses, subject to planning.

Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£28,250
Rates Payable (2024/2025)	£14,097

Service Charge & Buildings Insurance

Service Charge payable for the year 2023/24 is approximately £6,746 per annum, with insurance of £347 per annum, plus VAT

Energy Performance Certificate

The property has an EPC Rating of 59 (C). A copy of the EPC Certificate is available upon request.

Costs

All figures quoted are exclusive of VAT where applicable.

Viewing & Further information:

Strictly by prior appointment through joint agents Jamieson Mills and Metis Real Estate:

Contact: Richard Mills
Direct Dial: 07831 758755 / 020 3746 6883
Email: rjm@jamiesonmills.com

Contact: Metis Real Estate
Telephone: 0161 806 0866





50 metres

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