

**MACCLESFIELD**

**39 Chestergate Mall, Grosvenor Centre ,  
SK11 6AX**

**Lambert  
Smith  
Hampton**



Awaiting image

## SHOP UNIT TO LET

### Location

The unit is located in the Grosvenor Centre directly adjacent to The Sweet Emporium. Retailers close by include Boots and Nationwide Building Society.

### Schedule of Accommodation

The property is arranged on ground and first floor and provides the following approximate floor areas:-

<b>Groud Floor Sales</b>	65.4 Sq M	( 704 Sq Ft )
<b>First Floor Sales</b>	25.92 Sq M	( 279 Sq Ft )

### Terms

The premises are available on the basis of a new flexible full repairing and insuring lease for a term of years to be agreed.

### Rent

Rental offers are sought in the region of £23,750 per annum exclusive.

The current service charge (2014) estimate is £5,211 per annum, plus VAT.

### Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2010) £20,250  
UBR(2015/16) 49.3p  
Rates Payable (2015/16) £9,983.25

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

### VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

The property has an EPC rating of D(84). A full copy of the EPC is available upon request from the agents.

### Subject to Contract

### VIEWING DETAILS/FURTHER INFORMATION

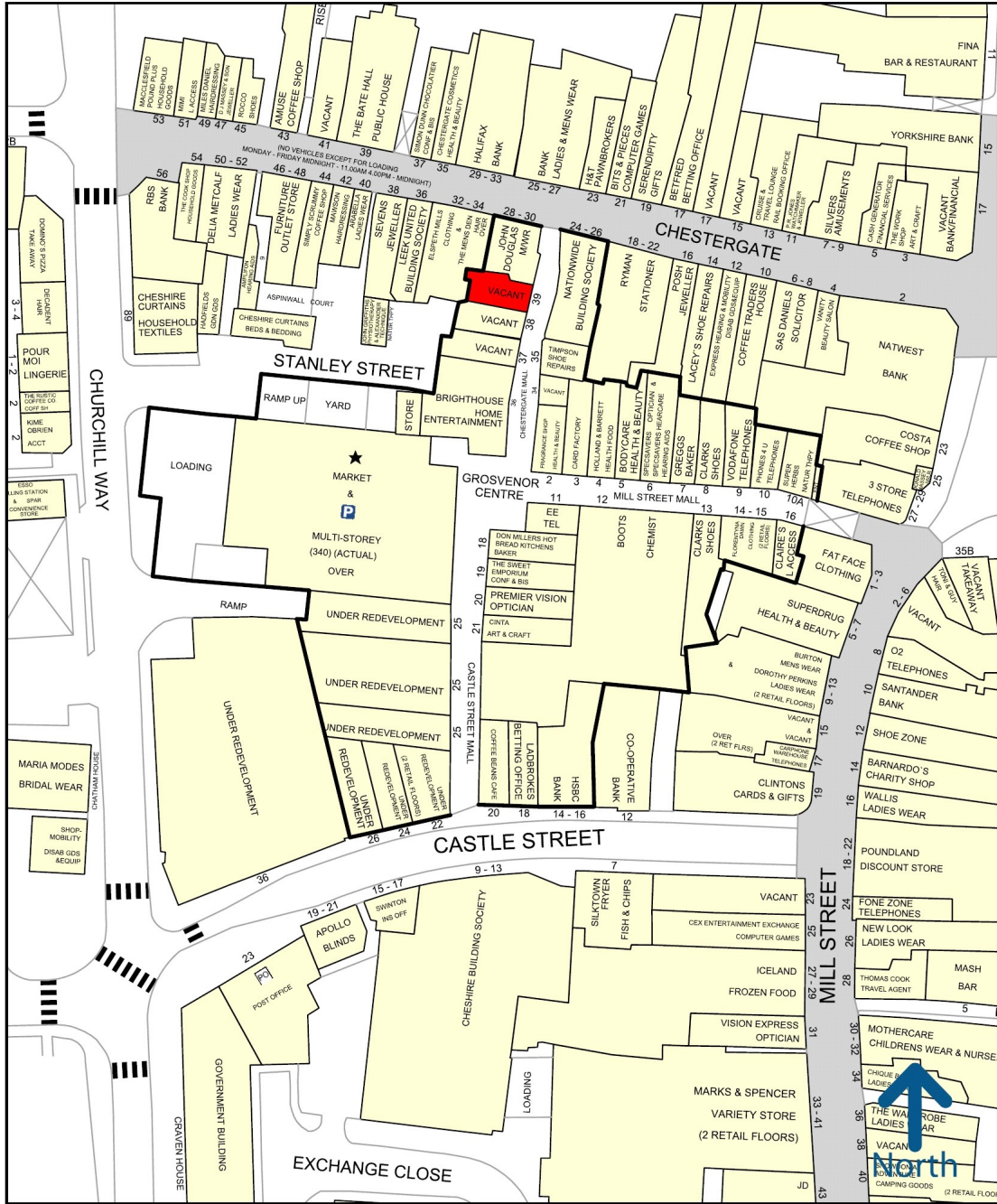
For further information and viewing arrangements please contact:

**Tim Letts**  
0161 228 6411  
tletts@lsh.co.uk

**Joint Agent - Colliers**  
020 7935 4499

**0161 228 6411**  
**www.lsh.co.uk**

**3 Hardman Street,  
Spinningfields  
Manchester M3 3HF**



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Created By: Lambert Smith Hampton

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