

# Tushingham Moore

CHARTERED SURVEYORS

## MACCLESFIELD

25 CASTLE STREET MALL, GROSVENOR CENTRE, SK11 6AX

## SHOP UNIT TO LET

AWAITING PHOTO

### Ground Floor Area

167.5 sq.m (1,800 sq.ft)

### Rent

£43,500 per annum exclusive

#### Location

The unit is located in the Grosvenor Centre directly adjacent to **Argos** and the Indoor Market. Retailers close by include **Boots** and **Don Millers**.

#### Accommodation

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

Internal Width	5.79 m	(19'0")
Shop Depth	28.47 m	(93'5")
Ground Floor Net Sales	167.5 sq.m	(1,800 sq.ft)

*(All measurements have been calculated in imperial and converted to metric).*

#### Lease

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 £43,500 per annum exclusive.

#### Service Charge

The current service charge estimate is £9,504.27 per annum, plus VAT.

#### Code of Practice

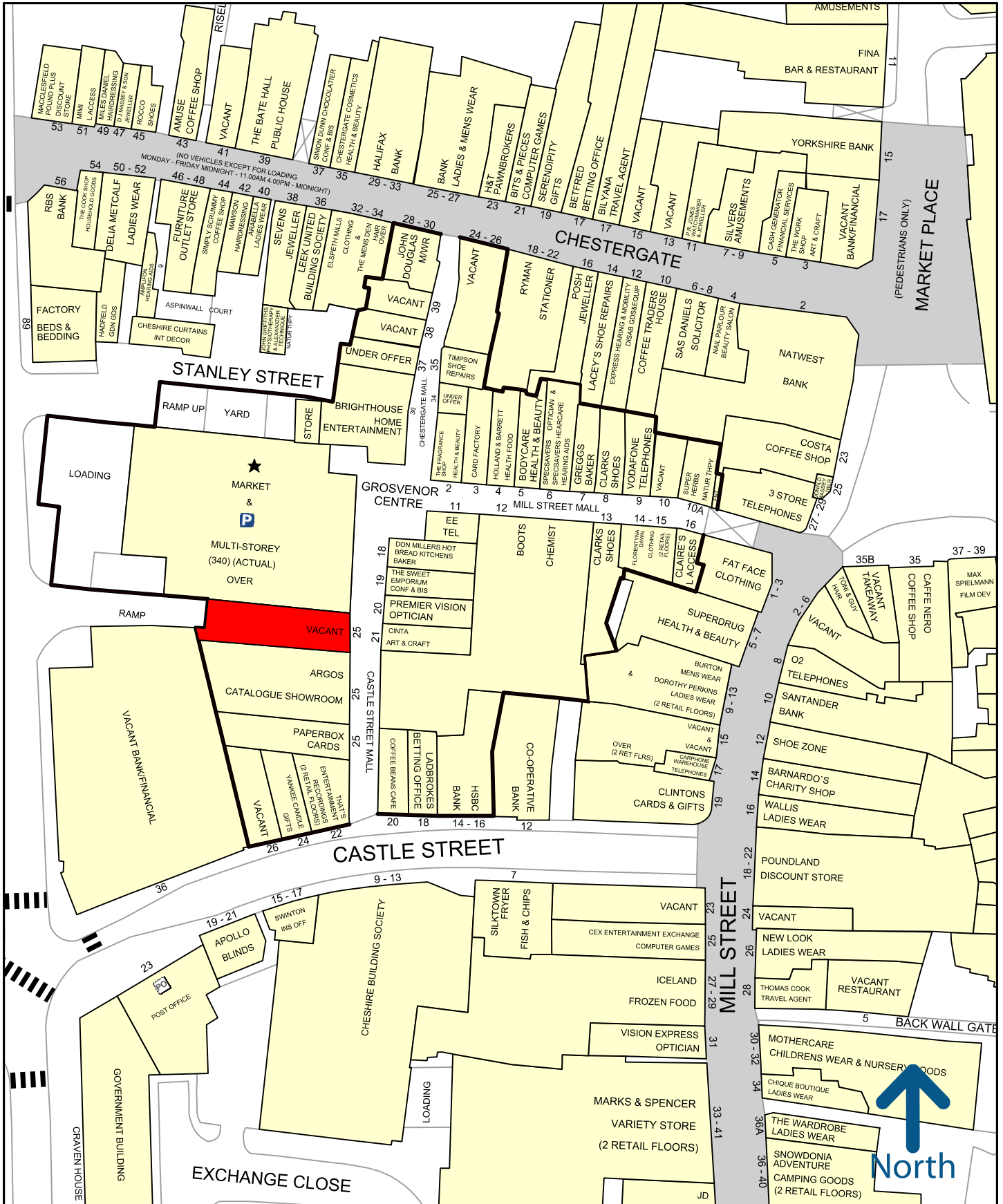
The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request. A copy of the Code of Practice can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 334 3795 or alternatively from the website: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**SUBJECT TO CONTRACT & WITHOUT PREJUDICE**

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Manchester, M2 7HA  
Fax: 0161 833 1630

**0161 833 1197**  
[www.tushinghammoore.co.uk](http://www.tushinghammoore.co.uk)

MISREPRESENTATION ACT: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.



Experian Goad Plan Created: 15/10/2014  
 Created By: Tushingam Moore

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# Energy Performance Certificate

Non-Domestic Building



25A Castle Street Mall  
Grosvenor Centre  
MACCLESFIELD  
SK11 6AX

Certificate Reference Number:  
0300-2088-7030-8800-4803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

**197** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 117  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**64** If newly built

**105** If typical of the existing stock