

# Tushingam Moore

CHARTERED SURVEYORS

## MACCLESFIELD

14/15 MILL STREET MALL, GROSVENOR CENTRE

## SHOP UNIT TO LET



### Location

The unit is located in the Grosvenor Centre directly adjacent to **The Sweet Emporium**. Retailers close by include **Fragrance Shop** and **John Douglas**.

### Accommodation

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

Ground Floor	76.92 sq.m	(828 sq.ft)
Ground Floor Ancillary	99.69 sq.m	(1,007 sq.ft)
First Floor	41.15 sq.m	(443 sq.ft)
Second Floor	41.89 sq.m	(451 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

Upon application.

### 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

Acresfield, St Ann's Square,  
Manchester, M2 7HA  
Fax: 0161 833 1630

### Ground Floor Area

76.92 sq.m (828 sq.ft)

### Ground Floor Ancillary

99.69 sq.m (1,007 sq.ft)

### First Floor

41.15 sq.m (443 sq.ft)

### Rent

Upon Application

### Service Charge

The current service charge estimate is £9532.53 per annum, plus VAT.

### Rates

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

Rateable Value (2010)	£63,000
UBR (2014/15)	48.2p
Rates Payable (2014/15)	£30,666

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

### Costs

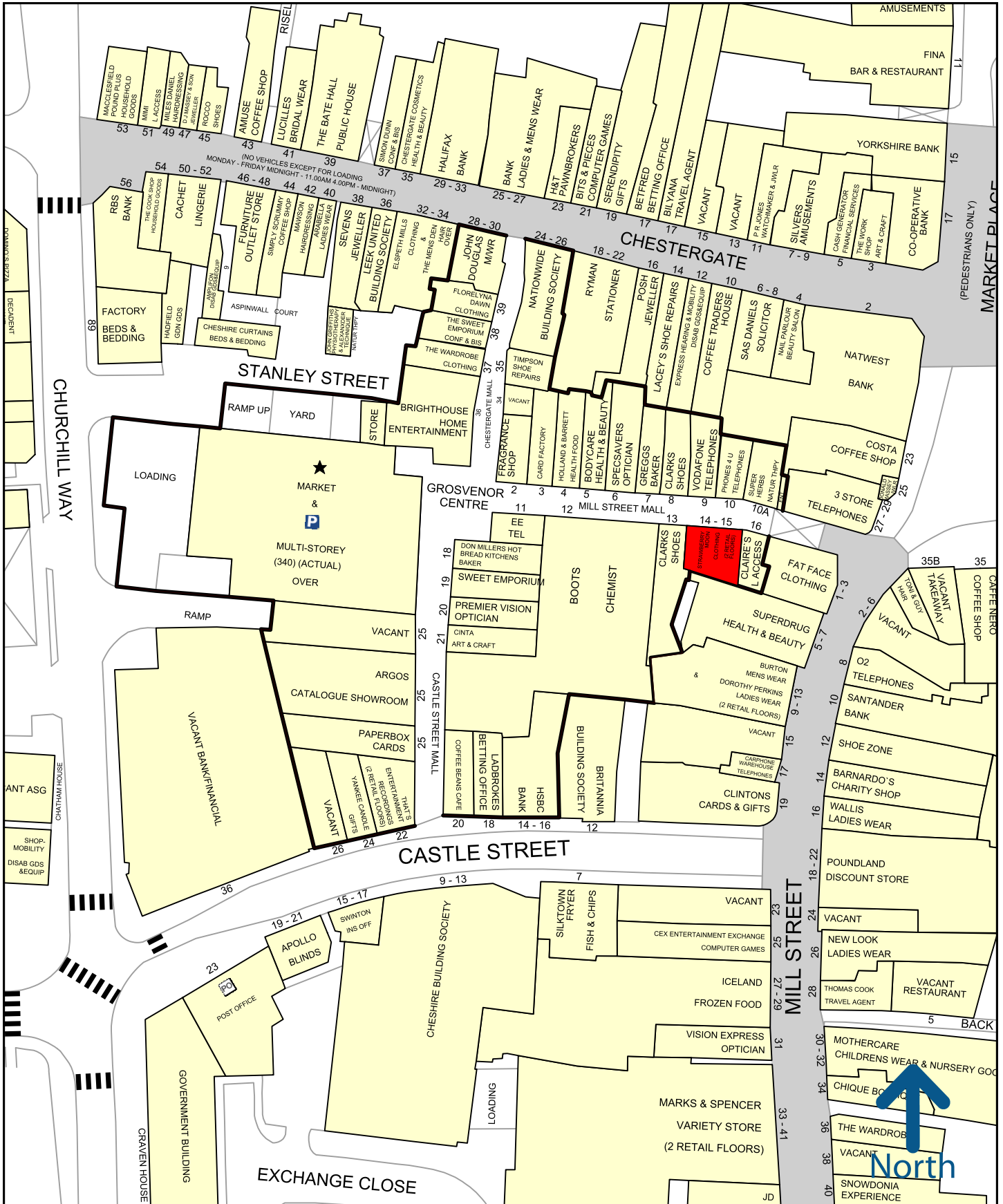
1. All figures quoted are subject to VAT where applicable.
2. The ingoing party is to be responsible for their own legal costs incurred in the transaction.

### Viewing

Appointments to view should be made strictly by prior appointment through Tim Letts of this office or alternatively call our joint agent Colliers (Tel: 0207

Email: [tletts@tushingammoore.co.uk](mailto:tletts@tushingammoore.co.uk)


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



Experian Goad Plan Created: 22/07/2014  
 Created By: Tushingam Moore

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

**Appendix A – Energy Performance Certificate – 14 - 15 Mill Street Mall**

**Energy Performance Certificate** 

Non-Domestic Building

14/15 Mill Street Mall  
Grosvenor Centre  
MACCLESFIELD  
SK11 6AJ

**Certificate Reference Number:**  
0280-8085-0318-9300-2034

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

◀ 67 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

**Technical information**

Main heating fuel: Gnd Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 128  
Building complexity (NOS level): 3

**Benchmarks**

Buildings similar to this one could have ratings as follows:

64 If newly built

106 If typical of the existing stock