



## RETAIL UNIT TO LET

### UNIT 3 MILL STREET MALL THE GROSVENOR CENTRE MACCLESFIELD



**ADJACENT TO HOLLAND & BARRETT AND  
CLOSE TO BOOTS, SPECSAVERS AND T-MOBILE**

#### LOCATION

The heritage market town of **Macclesfield** is located in the Cheshire commuter belt on the edge of the Peak District. Macclesfield has an affluent shopper catchment of 72,412 providing an overall estimated spend of £199 million.

The Grosvenor Centre is the only covered shopping centre in Macclesfield and generates an average footfall of 125,000 per week (6.5 million per annum). The subject unit is adjacent to **Holland & Barrett** opposite **Boots** and **T-Mobile** and close to **Clarks**, **Specsavers**, **Vodafone**, **Fat Face** and the internal entrance to the **Grosvenor Centre Multi Storey Car Park**.

#### ACCOMODATION

The premises are arranged at ground and first floor levels providing the following approximate areas.

Ground Floor	89.18 m <sup>2</sup>	960 sq ft
First Floor	34.47 m <sup>2</sup>	371 sq ft

#### TENURE

The property is held on a 15 year effectively full repairing and insuring lease expiring 7<sup>th</sup> November 2016 with no further reviews.

#### RENT

The passing rent is £40,000 per annum exclusive.

#### TERMS

The unit is available via an assignment of the existing leasehold interest.

#### RATES

We are verbally advised by the Local Charging Authority that the premises are assessed as follows:

Rateable Value 2060/17	£39,500
Rates payable	£19,632
UBR	49.7 p

Interested parties are recommended to make their own inquiries.

#### SERVICE CHARGE

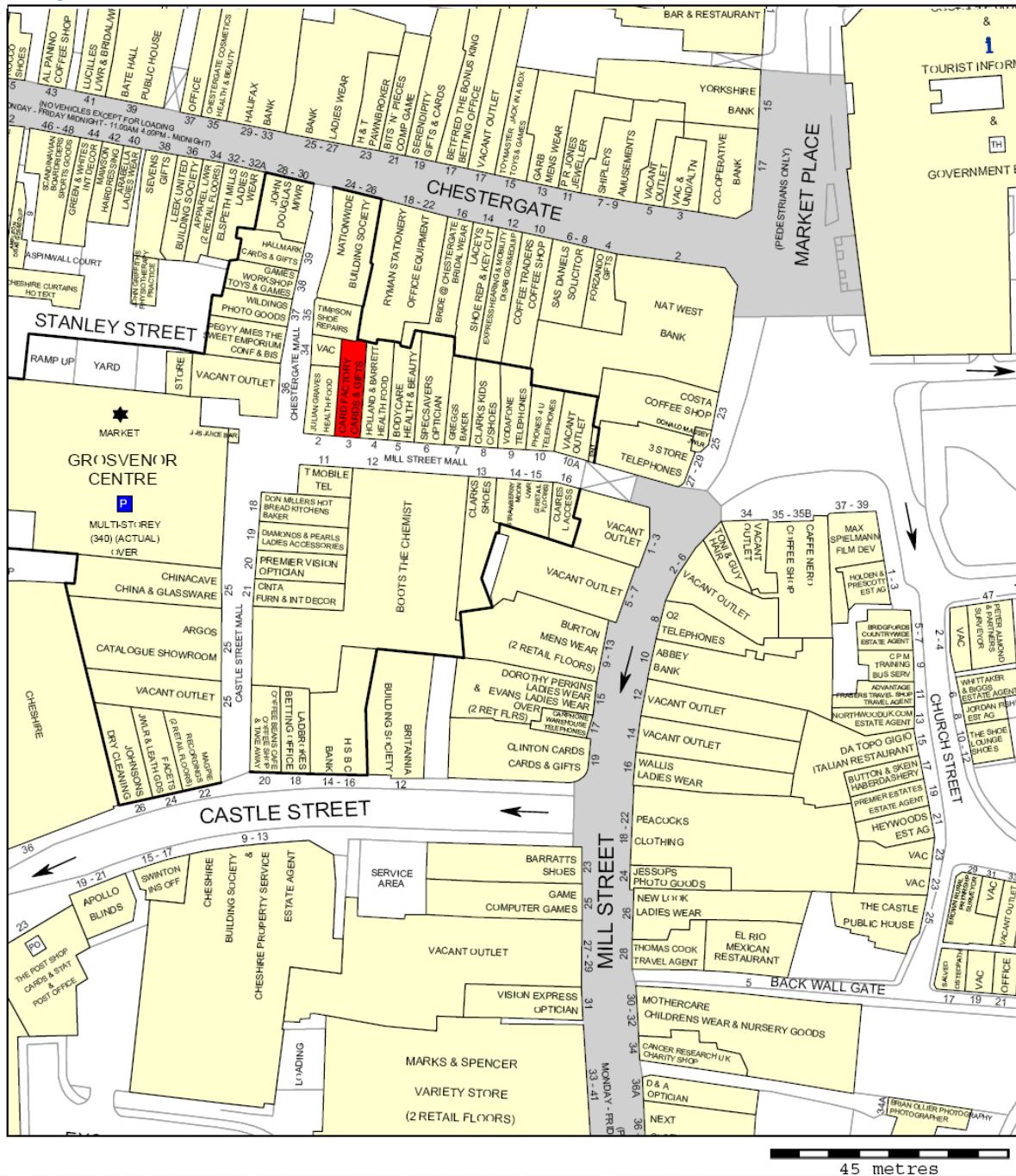
A service charge payment is applicable to the unit, further details available on request.

#### LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

#### VIEWING

Strictly by appointment with agents Fawley Watson Booth contact **Joshua Howe** or **David Watson** on 0113 234 7900, and  
[matt@fawleywatsonbooth.com](mailto:matt@fawleywatsonbooth.com) or  
[david@fawleywatsonbooth.com](mailto:david@fawleywatsonbooth.com)



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SUBJECT TO CONTRACT

[www.fawleywatsonbooth.com](http://www.fawleywatsonbooth.com)

Misrepresentation Act 1967 and Property Mis-description Act 1991. These details are provided only as a general guide to what is being offered subject to contract and subject to lease. Being available and are not intended to be constructed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide, neither we or any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

# Energy Performance Certificate

## Non-Domestic Building



**The Card Factory**  
3 Mill Street Mall, Grosvenor Centre  
MACCLESFIELD  
SK11 6AJ

**Certificate Reference Number:**  
9220-3044-0927-0100-1895

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



.....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

Less energy efficient

◀ **113**

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	141
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	106.67

### Benchmarks

Buildings similar to this one could have rating as follows:

**37** If newly built

**100** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
<b>Property Reference:</b>	207981420000
<b>Assessor Name:</b>	Rob Farrar
<b>Assessor Number:</b>	STRO001427
<b>Accreditation Scheme:</b>	Stroma Accreditation
<b>Employer/Trading Name:</b>	Direct Energy Surveys
<b>Employer/Trading Address:</b>	19 Allanson Road, Northenden, Manchester, M22 4HN
<b>Issue Date:</b>	2012-04-20
<b>Valid Until:</b>	2022-04-19
<b>Related Party Disclosure:</b>	Not related to the occupier.
<b>Recommendations for improving the property are contained in Report Reference Number: 0120-0142-2979-0494-8006</b>	

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.epb.dfn.gov.uk](http://www.epb.dfn.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.