

CONFIDENTIAL DISPOSAL

MACCLESFIELD

55/57 MILL STREET

PROMINENT CORNER SHOP UNIT TO LET

(Subject to obtaining Vacant Possession)

LOCATION

The property occupies a prominent corner trading location at the junctions of Mill Street and Exchange Street being directly opposite the town's main bus station. Nearby multiple retailers include **B&M, Bon Marche, Post Office, River Island, WH Smith, EE, Waterstones, JD Sports, Marks & Spencer, Peacocks, Boots Opticians, Bodyshop, The Works** and **A Plan Insurance**. One of the town's main car parks, Exchange Street (107 spaces), is at the rear of the property.

ACCOMMODATION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:-

Window frontage (Mill St)	32'8"	9.9m
Return frontage (Exchange St)	50'3"	15.3m
Internal width (average)	40'9"	12.4m
Shop depth	74'6"	22.7m
Ground floor sales	2,917 sq ft	271 sq m
First floor ancillary	2,836 sq ft	263.5 sq m

NB - The property benefits from a goods lift linking ground to first floors with external access from Exchange Street.



LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£55,000** (fifty five thousand pounds) p.a.x.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£47,000
UBR 2019/2020	49.1p
Rates Payable 2019/2020	£23,077

For verification purposes prospective tenants are advised to make their own enquiries with Cheshire East Council (0300 123 5013).

EPC

The property has a rating of D76. A Certificate and Recommendations are available upon request.

PHOTOGRAPHS/PLANS

Any photographs or plans attached to these particulars are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

Tel: 01244 403444

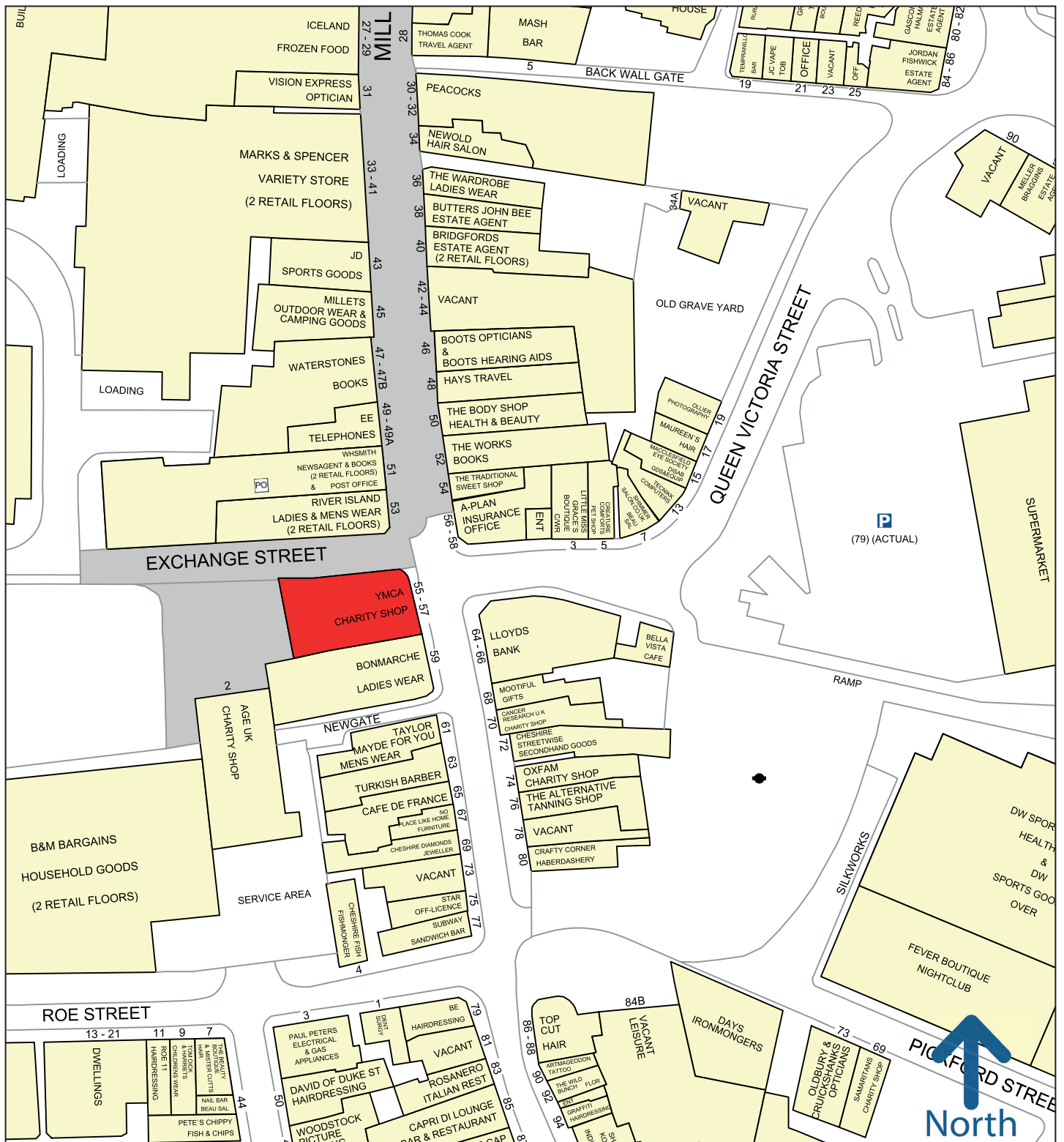
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33/37 Watgate Row
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CH1 2LE
Fax: 01244 401345
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VIEWING

Strictly by appointment through:-
Hugh Ockleston of Ockleston Bailey
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E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/eaw/190219



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