

MACCLESFIELD
34 Chestergate Mall, Grosvenor Centre,
SK11 6AX

**Lambert
Smith
Hampton**



Awaiting image

PRIME SHOP UNIT

Location

The unit is located in the Grosvenor Centre directly adjacent to Timpsons and Julian Graves. Retailers close by include Boots and Card Factory.

Schedule of Accommodation

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

Ground Floor Net Sales	32.52 Sq M	(350 Sq Ft)
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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 £20,000 per annum exclusive.

The current service charge (2014) estimate is £1,905 per annum, plus VAT.

Rates

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

Rateable Value (2010) £13,000
UBR (2015/16) 48p
Rates Payable (2015/16) £6,240

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 G(183). A full copy of the EPC is available upon request from the agents.

Subject to Contract

VIEWING DETAILS/FURTHER INFORMATION

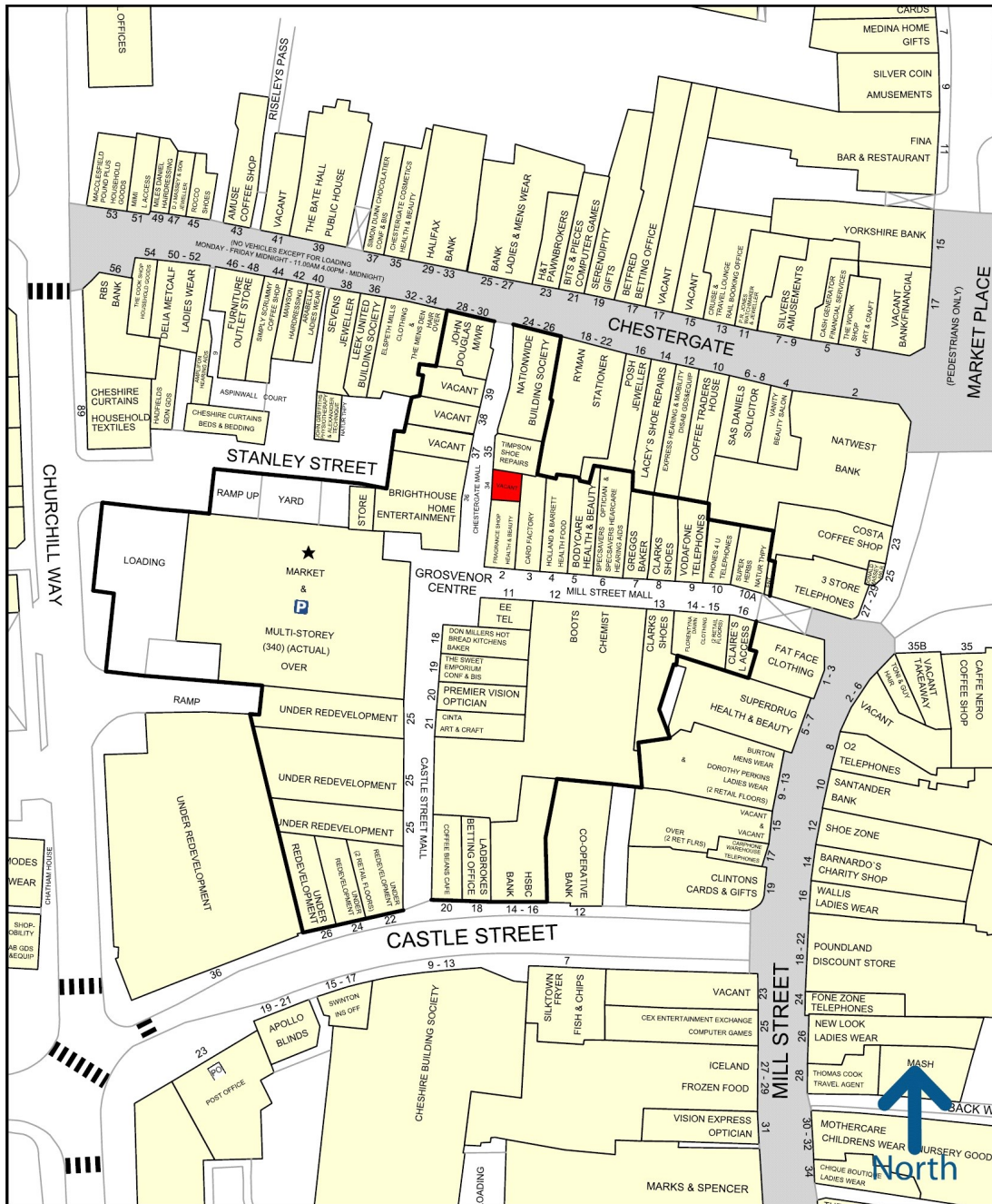
For further information and viewing arrangements please contact:

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**



50 metres

Experian Goad Plan Created: 19/10/2015
Created By: Lambert Smith Hampton

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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Misrepresentation Act

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