

## lot 33

Rent  
**£60,160**  
per annum  
exclusive  
with 6 units  
to be let

### Dukes Court, Mill Street Macclesfield, Cheshire SK11 6NN

Freehold Retail and Office Investment

- Town centre location
- Active management potential

- Affluent Manchester commuter town
- Commercial complex comprising courtyard, retail and office units

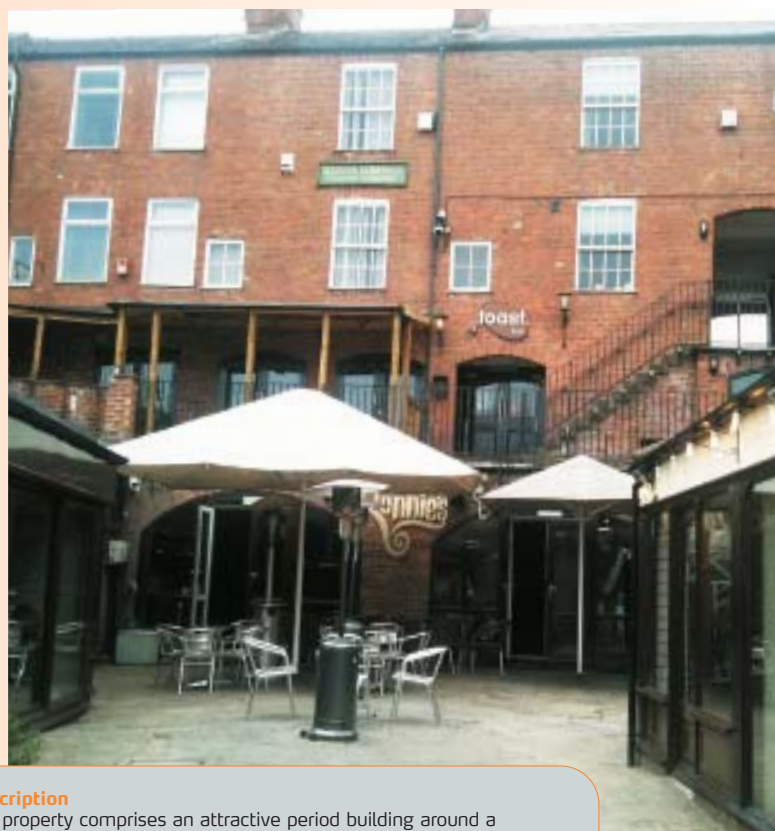
On the  
Instructions of the  
Administrators





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### Location

**Miles:** 16 miles south-east of Manchester  
18 miles north of Stoke-on-Trent  
**Roads:** M6, M56, M60, A537, A523  
**Rail:** Macclesfield Rail  
**Air:** Manchester Airport, Liverpool Airport

### Situation

Macclesfield is an affluent Cheshire market town. The property is located in the centre of the town's main retail thoroughfare, and close to Grosvenor Shopping Centre. Nearby occupiers include W H Smith, Waterstone's, Millets, The Body Shop and The Co-Operative Travel.

### Description

The property comprises an attractive period building around a central courtyard which can be accessed from both Mill Street at the front and Duke Street to the rear. The property comprises 12 retail units and 5 office suites.

### Tenure

Freehold. Subject to Unit 22 Duke Street held for a term of 980 years from 25th March 1806 at a peppercorn.

### Note

This property is being marketed on behalf of the Administrators and therefore no warranties, representations or guarantees in any respect, including in relation to VAT, can be given. The Administrators are not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

| Unit                     | Floor         | Use          | Floor Areas (Approx) (1)            | Tenant  | Term                                    | Rent p.a.x.    | Reviews    |
|--------------------------|---------------|--------------|-------------------------------------|---|---|----------------|------------|
| Unit 1 Mill Street       | Ground        | Retail       | 18.21 sq m (196 sq ft)              | <b>HOLMESWOOD COACHES LIMITED</b>                                       | 10 years from 01/11/1998                | £5,660         |            |
| Unit 2 Mill Street       | Ground        | Retail       | 22.53 sq m (242 sq ft)              | <b>AMY RADCLIFFE</b>  | 3 years from 24/09/2007                 | £5,500         |            |
| Unit 3 Mill Street       | Ground        | Retail       | 46.65 sq m (500 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 4 Dukes Court       | Ground        | Retail       | 33.48 sq m (360 sq ft)              | <b>MARK READER (t/a Pino's)</b>   | 2 years from 22/08/2008                 | £5,500         |            |
| Unit 5 Dukes Court       | Ground        | Retail       | 47.34 sq m (509 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 5A Dukes Court      | Ground        | Retail       | 81.95 sq m (882 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 5B Dukes Court      | Ground        | Retail       | 36.25 sq m (390 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 5C Dukes Court      | Ground        | Retail       | 45.15 sq m (485 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Units 6/7/8 Dukes Court  | Ground        | Public House | 163.24 sq m (1,752 sq ft)           | <b>HCA NO. 8 LIMITED (t/a Ronnies) with a personal guarantee</b>        | 10 years from 11/08/2008 until 2018 (2) | £24,000        | 11/08/2013 |
| Kiosk, Duke Street       | Ground        | Retail       | 27.87 sq m (300 sq ft)              |   |   |                |            |
| Units 9 & 10 Dukes Court | Lower Ground  | Public House | 109.31 sq m (1,176 sq ft)           | <b>STAGECRAFT MUSIC SCHOOL LTD (t/a Toast) with personal guarantees</b> | Until 19/06/2013                        | £14,500        |            |
| York Chambers            | First         | Office       | 196.49 sq m (2,115 sq ft)           | <b>VACANT POSSESSION</b>  |   |                |            |
| Duke Chambers            | First         | Office       | 102.78 sq m (1,106 sq ft)           | <b>MATMI NEW MEDIA DESIGN LIMITED</b>                                   | 2 years from 01/05/2007                 | £5,000         |            |
| Duke Chambers            | Second (Part) | Office       | 82.25 sq m (885 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Duke Chambers            | Second (Part) | Office       | 35.81 sq m (385 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 22 Duke Street      | Ground        | Office       | 29.50 sq m (317 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 24 Duke Street      | First         | Office       | 37.20 sq m (400 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 24 Duke Street      | Ground        | Office       | 26.60 sq m (286 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 24 Duke Street      | First         | Office       | 24.70 sq m (265 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 26 Duke Street      | Ground        | Office       | 26.50 sq m (285 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| Unit 26 Duke Street      | First         | Office       | 64.90 sq m (698 sq ft)              | <b>VACANT POSSESSION</b>  |   |                |            |
| <b>Totals</b>            |               |              | <b>1,258.71 sq m (13,534 sq ft)</b> |   |   | <b>£60,160</b> |            |

(1) Floor areas for Units 22, 24 and 26 are as published by www.voa.gov.uk. The Auctioneers have not inspected internally.

(2) The unit is currently occupied by the tenant of Units 6/7/8 Dukes Court. Terms of the occupation are unknown.

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