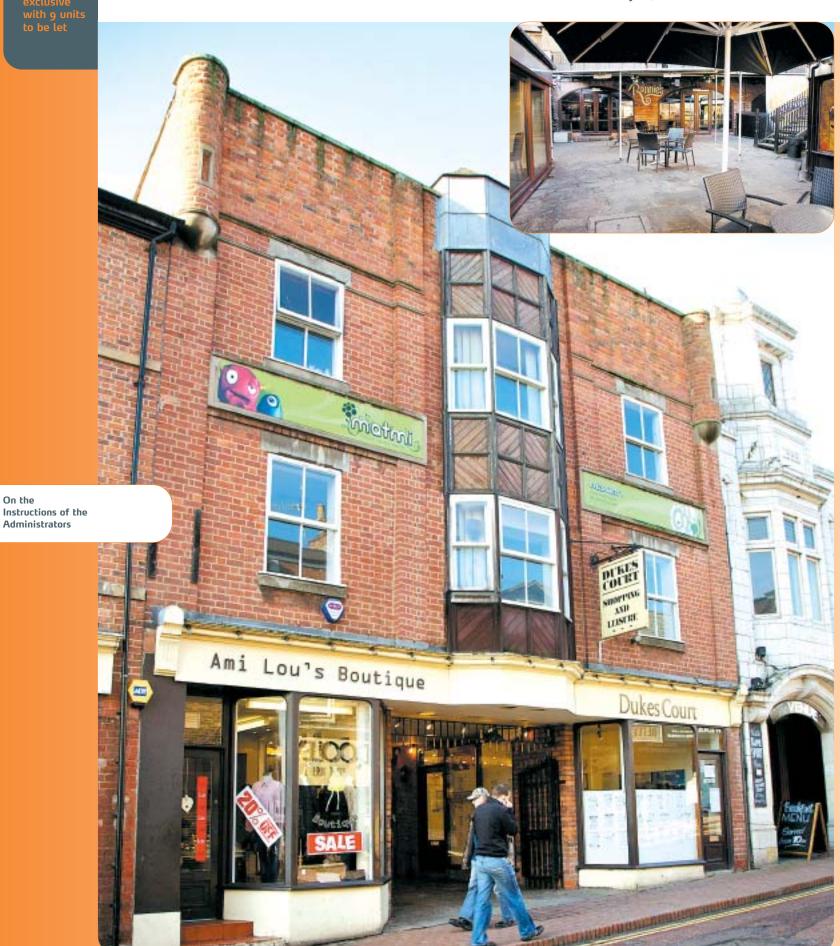
lot 27

Dukes Court, Mill Street Macclesfield, Cheshire SK11 6NN

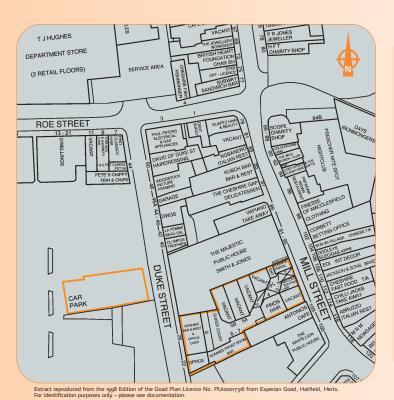
Freehold Retail and Office Investment

- Town centre location
- Active management potential
- Affluent Manchester commuter town
- Commercial complex comprising courtyard, retail and office units



On the

Administrators





Miles: 16 miles south-east of Manchester 18 miles north of Stoke-on-Trent Roads: M6, M56, M60, A537, A523

Macclesfield Rail

Air: Manchester Airport, Liverpool Airport

Macclesfield is an affluent Cheshire market town. The property is located in the centre of Mill Street, 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.

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. There is a car park for approximately 15 cars on Duke Street.

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

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)	HOLMESWOOD COACHES LIMITED	10 years from 01/11/1998	£5,660
Unit 2 Mill Street	Ground	Retail	22.53 sq m	(242 sq ft)	AMY RADCLIFFE	3 years from 24/09/2007	£5,500
Unit 3 Mill Street	Ground	Retail	46.65 sq m	(500 sq ft)	VACANT POSSESSION		
Unit 4 Dukes Court	Ground	Retail	33.48 sq m	(360 sq ft)	MARK READER (t/a Pino's)	2 years from 22/08/2008	£5,500
Unit 5 Dukes Court	Ground	Retail	47.34 sq m	(509 sq ft)	VACANT POSSESSION		
Unit 5A Dukes Court	Ground	Retail	81.95 sq m	(882 sq ft)	VACANT POSSESSION		
Unit 5B Dukes Court	Ground	Retail	36.25 sq m	(390 sq ft)	VACANT POSSESSION		
Unit 5C Dukes Court	Ground	Retail	45.15 sq m	(485 sq ft)	VACANT POSSESSION		
Units 6/7/8 Dukes	Ground	Public	163.24 sq m	(1,752 sq ft)	HCA NO. 8 LIMITED	10 years from	£24,000 11/08/2013
Court Kiosk, Duke Street	Ground	House Retail	27.87 sq m	(300 sq ft)	(t/a Ronnies) with a personal guarantee	11/08/2008 until 2018 (2)	
Units 9 & 10 Dukes Court	Lower Ground	Public House	109.31 sq m	(1,176 sq ft)	STAGECRAFT MUSIC SCHOOL LTD (t/a Toast) with personal guarantees	Until 19/06/2013	£11,500
York Chambers	First	Office	196.49 sq m	(2,115 sq ft)	VACANT POSSESSION		
Duke Chambers	First Second (Part)	Office Office	102.78 sq m 82.25 sq m		MATMI NEW MEDIA DESIGN LIMITED	2 years from 01/05/2007	£9,000
Duke Chambers	Second (Part)	Office	35.81 sq m	(385 sq ft)	VACANT POSSESSION		
Unit 22 Duke Street	Ground First	Office Office	29.50 sq m 37.20 sq m	(317 sq ft) (400 sq ft)	VACANT POSSESSION		
Unit 24 Duke Street	Ground First	Office Office	26.60 sq m 24.70 sq m	(286 sq ft) (265 sq ft)	VACANT POSSESSION		
Unit 26 Duke Street	Ground First	Office Office	26.50 sq m 64.90 sq m	(285 sq ft) (698 sq ft)	MRS KIM RAMPLING	Holding over	£4,940
Totals			1,258.71 sq m	(13,534 sq ft)			£66,100

(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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