

## lot 27

Rent  
**£66,100**  
per annum  
exclusive  
with 9 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





lot 27

Rent  
£66,100  
per annum  
exclusive  
with 9 units  
to be let



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU10007316 from Experian Goad, Hatfield, Herts.  
For identification purposes only – please see documentation.



View from Duke Street

### 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 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.

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

### 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	£11,500	
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	£9,000	
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>MRS KIM RAMPLING</b>	Holding over	£4,940	
Unit 26 Duke Street	First	Office	64.90 sq m (698 sq ft)				
<b>Totals</b>			<b>1,258.71 sq m (13,534 sq ft)</b>			<b>£66,100</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.

### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Martin Szamfeber**  
Tel: +44 (0)20 7034 4858.  
Email: martin.szamfeber@acuitus.co.uk  
**www.acuitus.co.uk**

### Associate Auctioneers:

**Capita Symonds**  
25 Sackville Street, London W15 3HQ.  
Tel: +44 (0)207 544 2198.  
Email: andrew.j.mcdonald@capita.co.uk  
Ref: Andrew McDonald.

**CAPITA SYMONDS**

### Solicitors:

**Eversheds**  
Eversheds House, 70 Great Bridgewater Street,  
Manchester M1 5ES.  
Tel: +44 (0)161 831 8124.  
Email: michael.buchanan@eversheds.com  
Ref: Michael Buchanan.