

lot 47

36 & 36A Mill Street
Macclesfield, Cheshire SK11 6LT

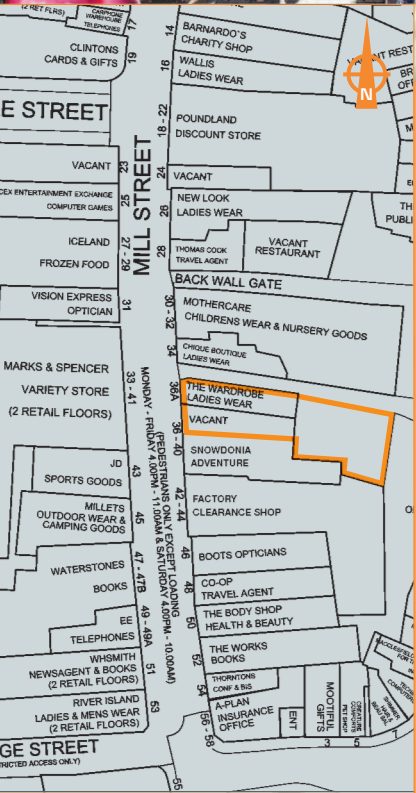
Rent
£25,000
per annum
exclusive
(with part
Vacant
Possession)

Freehold Retail Investment
(with Part Vacant Possession)

- Part let to tenant trading as The Wardrobe
- Part offered with Vacant Possession

- Located opposite Marks & Spencer and close to WH Smith, Boots Opticians, Waterstones, Iceland, Mothercare and New Look

On the Instructions of
next



Location

Miles: 9 miles south-east of Wilmslow
20 miles south of Manchester
Roads: A523, A536, A537, M6
Rail: Macclesfield Railway Station
Air: Manchester Airport

Situation

The property is situated in an excellent trading location on the east side of the pedestrianised Mill Street in the heart of the town centre. The property is directly opposite Marks & Spencer. Other nearby retailers include WH Smith, Waterstones, Mothercare, River Island, Boots Opticians, JD Sports, Iceland and New Look.

Description

The property comprises two ground floor retail units, with ancillary accommodation on the first floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
36A	Ground	Retail	92.71 sq m (998 sq ft)	MAISY CLOTHING LIMITED (t/a The Wardrobe)	5 years from 01/11/2013 (1)	£25,000	31/10/2018
	First	Ancillary	8.26 sq m (89 sq ft)				
36	Ground	Retail	106.83 sq m (1,150 sq ft)	VACANT POSSESSION	-	-	-
	First	Ancillary	100.70 sq m (1,084 sq ft)				
Totals			308.50 sq m (3,321 sq ft)			£25,000	

(1) The lease provides for a tenant option to determine the lease on 1st May 2017 on six months' prior notice. The Seller is holding a £7,500 rent deposit.

For further details please contact:

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