

7 & 9 Chestergate,
Macclesfield, Cheshire SK11 6BX
Freehold Retail Investment

Lot 65

£28,697 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	177.70 sq m	(1,913 sq ft)	RAL LIMITED (1)	Approximately 15	£28,697	24/06/2019
First	Ancillary	46.50 sq m	(501 sq ft)	t/a Silvers	years from 09/06/2009		
Second	Ancillary	50.80 sq m	(547 sq ft)	Amusements	until 23/06/2024 on a full repairing and insuring lease (2)		
Totals		275.00 sq m	(2,961 sq ft)			£28,697	

(1) For the year ending 13th June 2015, RAL Limited reported a turnover of £60,811,000, pre-tax profits of £3,311,000 and a total net worth of £20,793,000. RAL Limited is part of Talarium Limited who are a part of The Novomatic Group. The Novomatic Group is one of the largest gaming technology companies in the world, employing over 28,000 people worldwide and reporting a turnover in excess of 3,900,000,000 Euros for 2015 (Sources: Experian Group and www.novomatic.com 28/02/2017).

(2) The first and second floors are subject to a Schedule of Condition.

Key Details

- Let to RAL Limited (a part of The Novomatic Group)
- Lease expires in June 2024 (No breaks)
- Important Rent Review in 2019
- Prominent location close to The Grosvenor Shopping Centre
- Nearby occupiers include Boots the Chemist, Costa Coffee and Caffè Nero

Location

Miles: 20 miles south of Manchester
30 miles south-west of Sheffield
Roads: A523, A536, A537
Rail: Macclesfield Railway Station
Air: Manchester Airport

Situation

The property is situated on the northern side of the pedestrianised Chestergate, close to its junction with Market Place, in the heart of Macclesfield town centre. The property is located close to The Grosvenor Shopping Centre which houses occupiers including Boots the Chemist, Costa Coffee and Clarks whilst also providing car parking for approximately 340 cars. Other nearby occupiers include Betfred and branches of Halifax, NatWest and Yorkshire banks, with other occupiers represented in the town including Marks & Spencer, Superdrug, Iceland, New Look and JD Sports.

Description

The property comprises a ground floor shop with ancillary accommodation on the first and second floors.

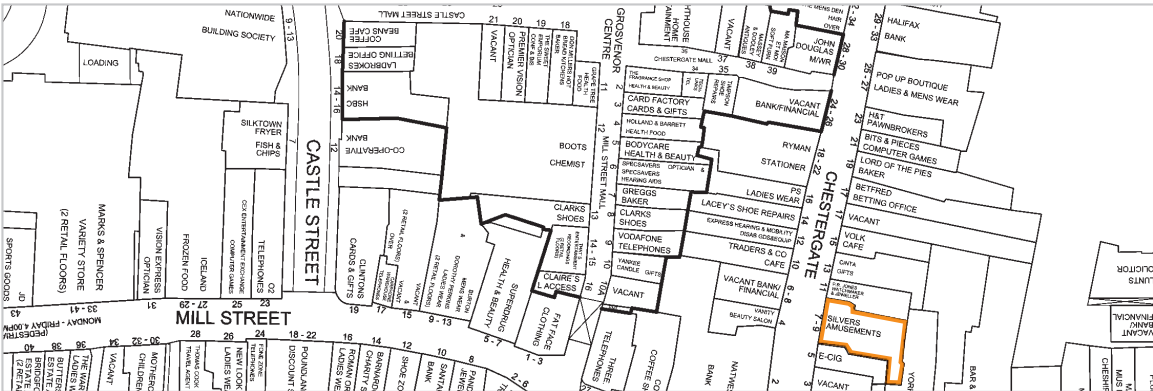
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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