12, 14 & 16 Mill Street,

Macclesfield, Cheshire SK11 6LY

Freehold Retail Investment







- · Pedestrianised town centre location
- · Three shops let to Shoe Zone, Barnardo's and **Romans Originals**
- · Close to Grosvenor Shopping Centre
- · 230 metres from Macclesfield Railway Station

Location

Miles: 20 miles south of Manchester 30 miles south-west of Sheffield 6 miles south of Alderley Edge Roads: A523, A536, A537 Rail: Macclesfield Railway Station

Manchester Airport

Situation

Macclesfield is an affluent Cheshire market town situated on the western edge of the Peak District National Park, 20 miles south of Manchester and 30 miles west of Sheffield. Macclesfield railway station, 230 metres to the west of the property, provides services direct to London Euston in under 2 hours and to Manchester in under 30 minutes. The property is located in the town centre on the pedestrianised Mill Street, diagonally opposite its junction with Castle Street. Grosvenor Shopping Centre is 30 metres to the north. Occupiers nearby include Peacocks, Superdrug, Fat Face, Costa Coffee, Iceland, Marks & Spencer and Waterstones.

The property comprises three shops, each with sales on the ground floor and first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

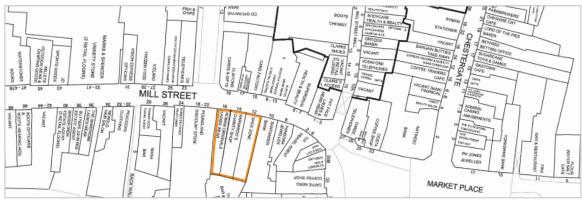
Energy Performance Certificate

Bands D. See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use		r Areas prox)	Tenant		ent Reversiona.x.
12 Mill Street Ground & First	Retail Ancillary	256 sq m	(2,757 sq ft)	SHOE ZONE RETAIL LIMITED formerly known as Shoe Zone Limited (1)	10 years from 16/07/2010 £4 on a full repairing and insuring lease	1,000 2020
14 Mill Street Ground & First	Retail Ancillary	77 sq m 74 sq m	(828 sq ft) (796 sq ft)	BARNARDO'S (2)	10 years from 11/12/2009 £4 on a full repairing and insuring lease	0,000 2019
16 Mill Street Ground First	Retail Ancillary	160 sq m 67 sq m	(1,722 sq ft) (721 sq ft)	ROMAN ORIGINALS PLC (3)	5 years from 05/02/2016 £4 on a full repairing and insuring lease	0,000 2021
Total		634 sq m	(6,824 sq ft)		£1:	21,000

- (1) For the year ended 29th September 2018, Shoe Zone Retail Limited reported a turnover of £160,615,000, pre-tax profits of £11,433,000 and a net worth of £39,128,000 (Source: Experian 7th June 2019). Shoe Zone Retail Limited operates from 500 stores across the UK (Source : www.shoezone.com).
- (2) For the year ended 31st March 2018, Barnardo's reported no turnover, pre-tax profits of £220,569,000 and a net worth of £2,038,000 (Source: Experian 7th June 2019). Barnardo's is a leading charity helping disadvantaged children (Source: www.barnardos.org.uk). (3) For the year ended 30th December 2017, Roman Originals Plc reported a turnover of £65,611,527 pre-tax profits of £3,866,952 and a
- net worth of £13,094,670 (Source: Experian 7th June 2019). Roman Originals was established in 1957. This family owned business now retails in over 150 outlets across the UK (Source : www.romanoriginals.co.uk).



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