

# Lot 56

£121,000 per annum exclusive

## 12, 14 & 16 Mill Street, Macclesfield, Cheshire SK11 6LY

Freehold Retail Investment



### Key Details

- 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  
**Air:** 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.

### Description

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](http://www.acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Reversion
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 on a full repairing and insuring lease	£41,000	2020
14 Mill Street Ground & First	Retail Ancillary	77 sq m (828 sq ft) 74 sq m (796 sq ft)	BARNARDO'S (2)	10 years from 11/12/2009 on a full repairing and insuring lease	£40,000	2019
16 Mill Street Ground & First	Retail Ancillary	160 sq m (1,722 sq ft) 67 sq m (721 sq ft)	ROMAN ORIGINALS PLC (3)	5 years from 05/02/2016 on a full repairing and insuring lease	£40,000	2021
<b>Total</b>		<b>634 sq m (6,824 sq ft)</b>			<b>£121,000</b>	

- (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.shozone.com](http://www.shozone.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](http://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](http://www.romanoriginals.co.uk)).



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
[peter.mayo@acuitus.co.uk](mailto:peter.mayo@acuitus.co.uk)

**Acuitus**  
Billy Struth  
+44 (0)20 7034 4854.  
[billy.struth@acuitus.co.uk](mailto:billy.struth@acuitus.co.uk)

**Seller's Solicitors: Mayer Brown Solicitors**  
Spencer James  
+44 (0)203 130 8060  
[sjames@mayerbrown.com](mailto:sjames@mayerbrown.com)