

RETAIL SHOP WITH UPPER PARTS

180 SQM (1,932 SQFT)



**34 MILL STREET
MACCLESFIELD
SK11 6LT**

- PEDESTRIANISED TOWN CENTRE LOCATION.
- SPACIOUS GROUND FLOOR SHOP.
- SELF CONTAINED UNIT WITH ACCOMMODATION LAID OUT ON FOUR FLOORS.



LOCATION

The property is situated in a prime location in the pedestrianised area of Mill Street. Nearby retailers includes JD Sports, New Look, Marks & Spencers and Mothercare.

DESCRIPTION

The property comprises a ground floor retail shop with ancillary space layout at ground, first and second floor level.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	52.2	562
Ground Floor Ancillary	11.8	127
First Floor	39	421
Second Floor	35	377
Third Floor	41	445

SERVICES

We understand that mains services are connected to the property to include mains water, drainage, and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

VAT

Our client has advised us that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable (2017)
Shop & Premises	£19,829	£9,696

PLANNING

It is believed that the property has planning consent for A1 use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

RENTAL

£25,000 per annum exclusive.

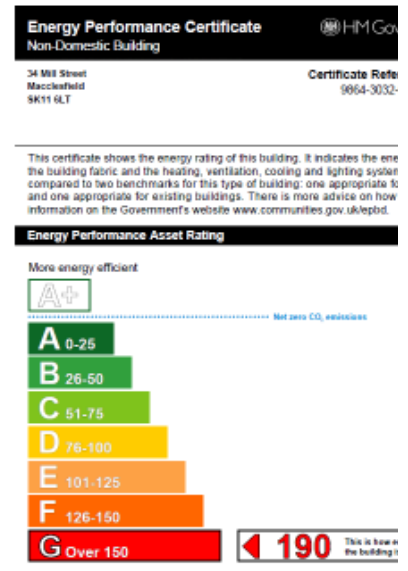
TERMS

The property is offered on a new 5 year Lease or multiples of 5 years with upward only rent reviews at the end of the 5th year on full repairing and insuring terms.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in this transaction.

EPC



Energy Performance Certificate
Non-Domestic Building

34 Mill Street
Macclesfield
SK11 6LT

Certificate Ref: 9064-3032-

This certificate shows the energy rating of this building. It indicates the energy performance of the building fabric and the heating, ventilation, cooling and lighting system compared to two benchmarks for this type of building: one appropriate to new buildings and one appropriate for existing buildings. There is more advice on how to improve energy efficiency on the Government's website www.communities.gov.uk/lepd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150

190 This is how the building is rated

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

August 2017

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.