

MACCLESFIELD

42-44 Mill Street

PRIME RETAIL UNIT
AVAILABLE ON NEW LEASE



Location

The property is situated on the pedestrianised Mill Street, retailers in the near vicinity include **Marks & Spencer, JD Sports, Waterstones, Millets, Iceland** and **The Works**.

Accommodation

The property is arranged on ground and first floors and has the following areas and dimensions:

Internal Width	32' 10"	9.78 m
Shop Depth	104' 8"	31.94 m
Ground Floor Sales	2,909 sq ft	270.2 sq m
First Floor Store	2,869 sq ft	266.5 sq m
Second Floor Store	2,860 sq ft	265.7 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£70,000** per annum exclusive.

EPC

An Energy Performance Certificate is in the course of being prepared and will be made available to interested parties.

Business Rates

Enquiries via the Valuation Office website confirm the property is assessed as follows:

Rateable Value (2017) £78,000

Interested parties are advised to make their own enquires.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the joint agents:
Dan Oliver on 0151 236 2485

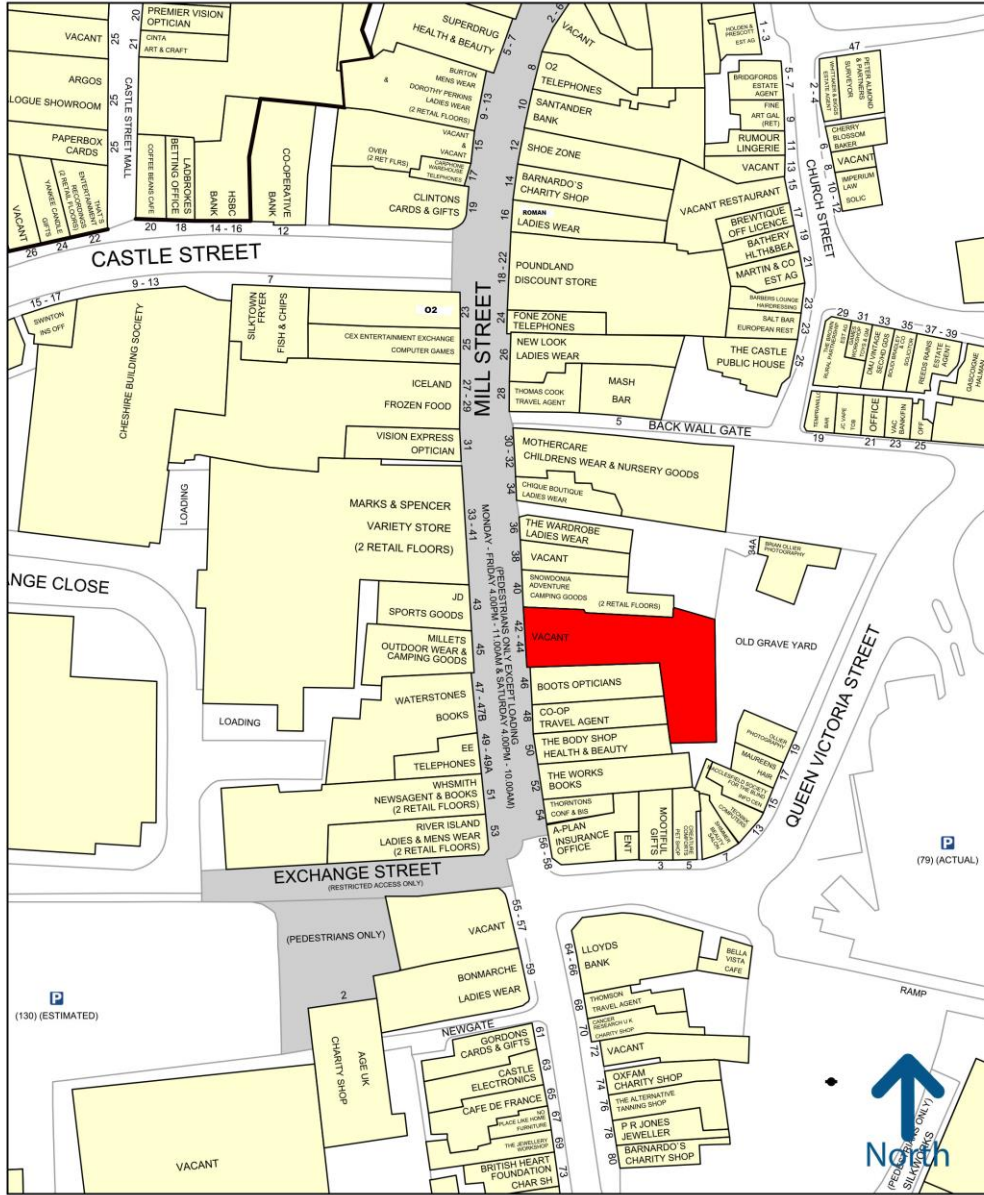
dan@emanueloliver.com

Or alternatively

Colliers International 020 7935 4499
(David Fox / Olivia Hughes)



Macclesfield



Experian Goad Plan Created: 05/01/2015

50 metres

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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 Ordnance Survey 100019885

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