

MACCLESFIELD

54 MILL STREET

PRIME SHOP TO LET

LOCATION

The unit occupies a prime trading location on the pedestrianised Mill Street being adjacent to **A Plan Insurance** and **The Works**. Nearby multiple retailers include **Body Shop, Co-op Travel, Boots Opticians, Mothercare, Iceland, Vision Express, Marks & Spencer, JD Sports, Millets, Waterstones, EE, WH Smith, River Island, Poundland** and **Bon Marche**.

ACCOMMODATION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:-

Gross frontage	12'5"	3.78m
Internal width	11'8"	3.53m
Shop depth	33'0"	10.05m
Ground floor sales	350 sq ft	32.51 sq m
First floor storage	252 sq ft	23.41 sq m

LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£18,000** (eighteen thousand pounds) p.a.x.

ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value:	£25,500
UBR 2016/2017	49.7p
Rates Payable 2016/2017	£12,673

For verification purposes prospective tenants are advised to make their own enquiries with Cheshire East Council (☎0300 123 5500).

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.



PHOTOGRAPHS/PLANS

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

EPC

The Energy Performance Certificate is attached to the rear of these particulars.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through:-

Hugh Ockleston
Ockleston Bailey
☎ 01244 403444
E-mail: hugh@ocklestonbailey.co.uk
OR our joint agent:-

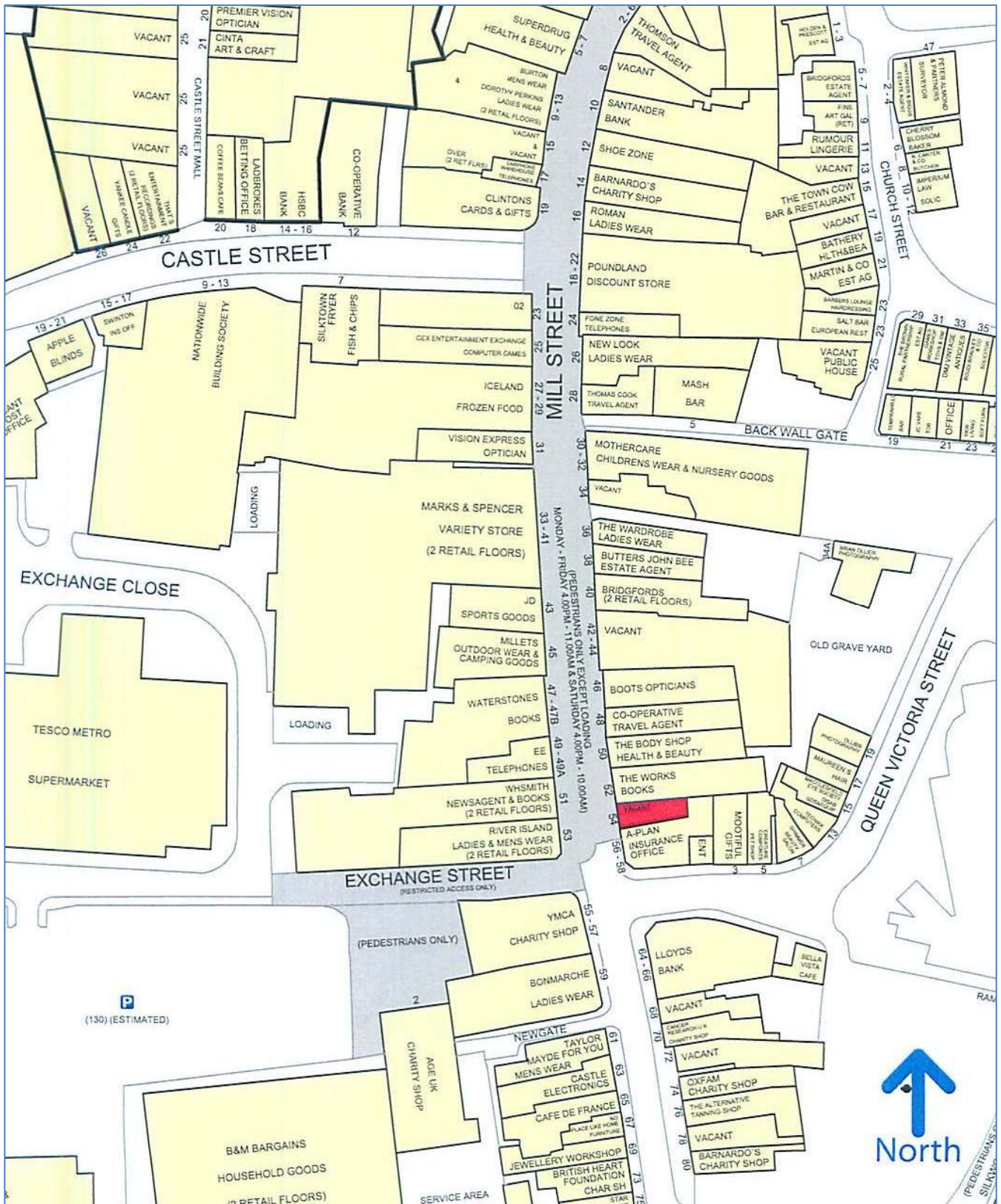
Anthony Howcroft
Hallams
☎ 0161 833 4944
E-mail: ahowcroft@hallams.com

SUBJECT TO CONTRACT

HWO/eaw/rev120416

Tel: 01244 403444

Refuge House
33/37 Watgate Row
Chester
CH1 2LE
Fax: 01244 401345
Email: info@ocklestonbailey.co.uk



goad plans.co.uk
 For more information on our products and services:
www.goadplans.co.uk
 0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
 2007 Experian Ltd All Rights Reserved
 This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007. Licence number PU 100017316.

 For full terms & copyright conditions visit www.goadplans.co.uk

Misrepresentation Act 1967 Ockleston Bailey Ltd (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Ockleston Bailey Ltd cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Ockleston Bailey Ltd (and their joint agents where applicable) has any authority to make any representations or warranty or enter into contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; (v) Ockleston Bailey Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ockleston bailey
 retail leisure investment
 01244 403444
www.ocklestonbailey.co.uk

Energy Performance Certificate

Non-Domestic Building



54 Mill Street
MACCLESFIELD
SK11 6LT

Certificate Reference Number:
0210-5970-0375-1240-5050

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

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 171

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 71
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 139.72

Benchmarks

Buildings similar to this one could have ratings as follows:

37

If newly built

108

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.