

**REDUCED RENT**

# MACCLESFIELD

## 71/73 MILL STREET

### SHOP UNIT TO LET

#### LOCATION

The property occupies a prominent trading location on Mill Street with nearby multiple retailers including **Bon Marche, Subway, Oxfam, Cancer Research** and **Lloyds**.

#### ACCOMMODATION

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

Gross frontage	21'7"	6.6m
Net frontage	20'0"	6.1m
Internal width (front)	22'9"	6.9m
Shop depth	43'0"	13.1m
Ground floor sales	877 sq ft	81.5 sq m
First floor ancillary	576 sq ft	53.5 sq m
Second floor ancillary (trap door access)	508 sq ft	47.2 sq m

The property benefits from rear accessing via Roe Street.

#### LEASE

The property is to be offered 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 **£16,000** (sixteen thousand pounds) p.a.x.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£19,000
UBR 2019/2020	49.2p
Rates Payable 2019/2020	£9,348

For verification purposes prospective tenants are advised to make their own enquiries with Cheshire East Council (0300 123 5013).



#### EPC

The property has a rating of C61. A Certificate and Recommendations are available upon request.

#### PHOTOGRAPHS/PLANS

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

#### VAT

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

#### LEGAL COSTS

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

#### VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

**Tel: 01244 403444**

**Email: hugh@ocklestonbailey.co.uk**

Or our joint agent

Mike Burr

Hallams Property Consultants

**Tel: 01625 262222**

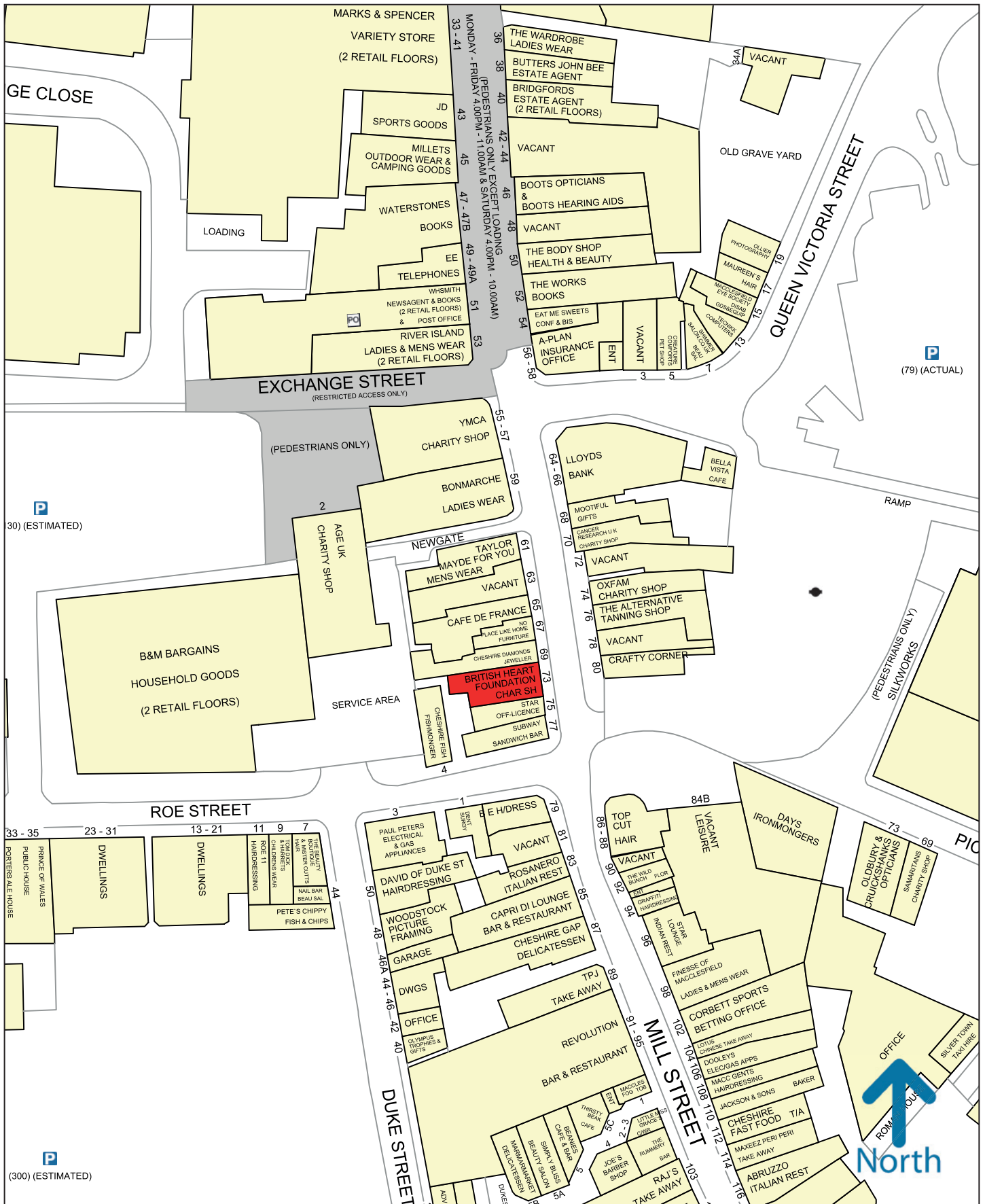
**Email: Mburr@hallams.com**

#### SUBJECT TO CONTRACT

HWO/eaw/REV151118

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