

TOWN

MACCLESFIELD

53 MILL STREET, SK11 6NE

SUBSTANTIAL PRIME SHOP TO LET

LOCATION

The property occupies a prime corner trading location at the junctions of Mill Street and Exchange Street. Nearby multiple retailers include **WH Smith, EE, Waterstones, Millets, JD Sports, Marks and Spencer, Vision Express, Iceland, Boots Opticians, Hays Travel, Body Shop, The Works, Savers** and **A Plan Insurance**.

ACCOMMODATION

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

Internal width	22'9"	6.9 m
Built depth	105'0"	32 m
Ground floor sales	2,165 sq ft	201.1 sq m
First floor sales	1,351 sq ft	125.5 sq m
First floor store	545 sq ft	50.6 sq m
First floor office	48 sq ft	4.5 sq m
First floor staff/kitchen	84 sq ft	7.8 sq m

NB: The property benefits from excellent side servicing facilities via Exchange Street.



LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£42,500** (forty two thousand five hundred pounds) per annum exclusive.

ASSESSMENTS

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

Rateable Value	£52,000
UBR 2021/2022	51.2p

Under the latest Government rates relief, qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until **30/06/2021**, thereafter to **31/03/2022** there will be a discount of **66%**. This information is for guidance only and all prospective tenants should satisfy themselves by making their own enquiries with Cheshire East Council (0300 123 5013).

EPC

The property has a rating of **C60**. 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.

LEGAL COSTS

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

VIEWING

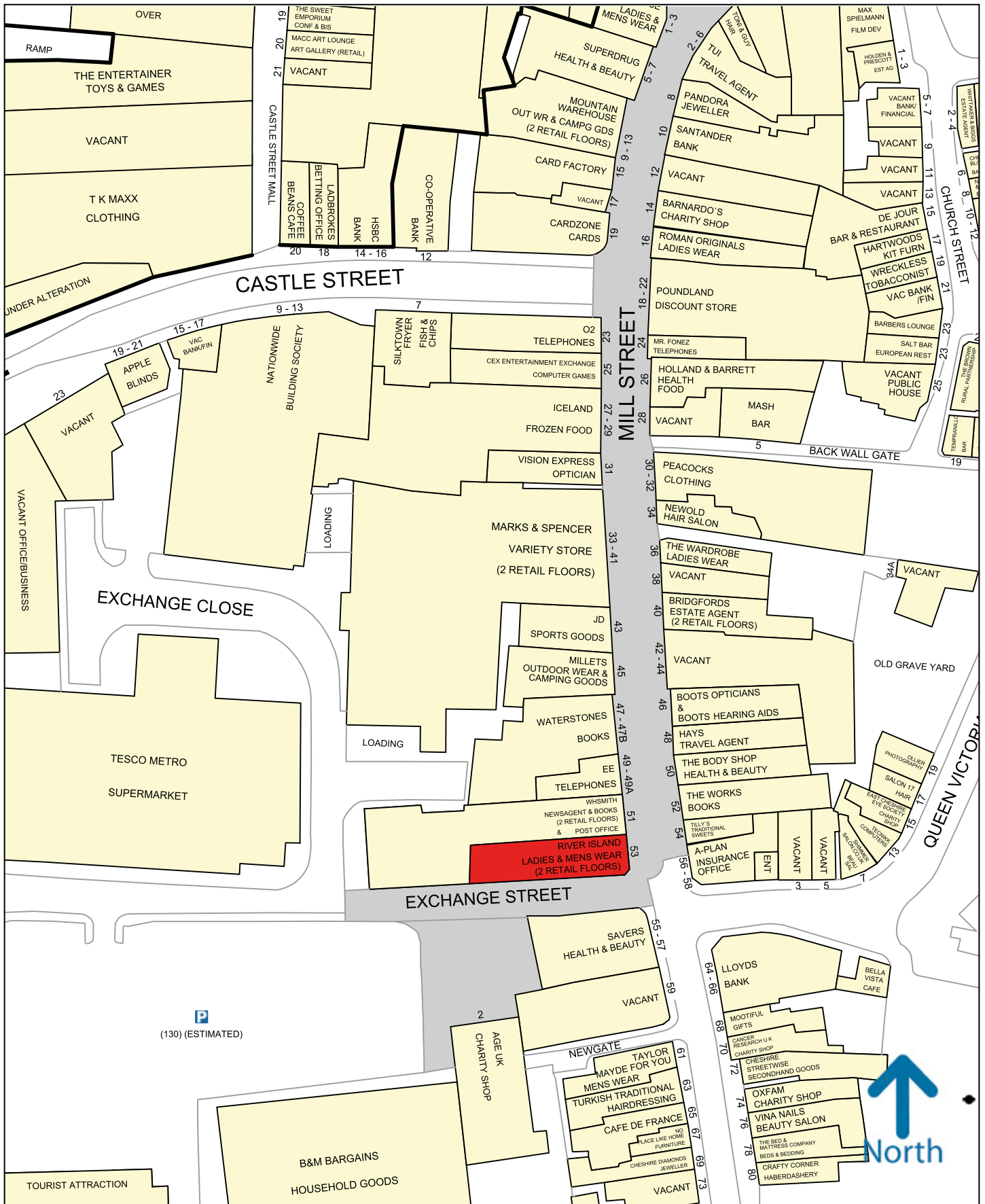
By appointment through:- Hugh Ockleston of Ockleston Bailey
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SUBJECT TO CONTRACT

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