

MACCLESFIELD

UNIT 1, 50-54A MILL STREET, SK11 6LT

PRIME SHOP UNIT TO LET

LOCATION

The property occupies a prime trading location on the pedestrianized Mill Street being adjacent to **Hays Travel** and **The Works**. Nearby multiple retailers include **Howden Insurance, Lloyds Bank, Savers, Coffee One, WH Smith, EE, Waterstones, JD Sports, Vision Express, Panadero Lounge, Holland and Barrett, Peacocks** and **Boots Opticians**.

ACCOMMODATION

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

Description	ft/sq ft	m/sq m
Gross frontage	22'9"	6.9m
Net frontage	19'	5.8m
Internal width	18'3"	5.6m
Shop depth	77'	23.5m
Ground floor sales	1,403 sq ft	130.3 sq m
First floor staff/storage	1,304 sq ft	121.1 sq m
TOTAL	2,707 sq ft	251.4 sq m

NB: The above areas were provide by the client .



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 **£35,000** (thirty five thousand 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	£38,000
UBR 2023/2024	49.9p

The latest Government Retail Relief Scheme gives qualifying retail, hospitality and leisure business a discount of **75%** saving on the rates payable from **1st April 2023** until **31st March 2024** up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries with Cheshire East Council (0300 125 5013).

EPC

The property has a rating of **D88**. 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

We are advised by the landlord that the property has been elected for VAT.

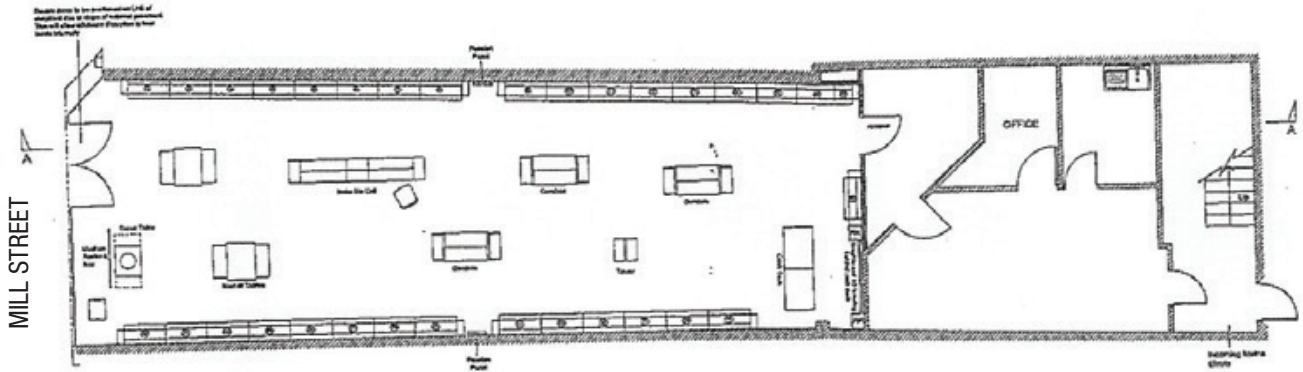
LEGAL COSTS

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

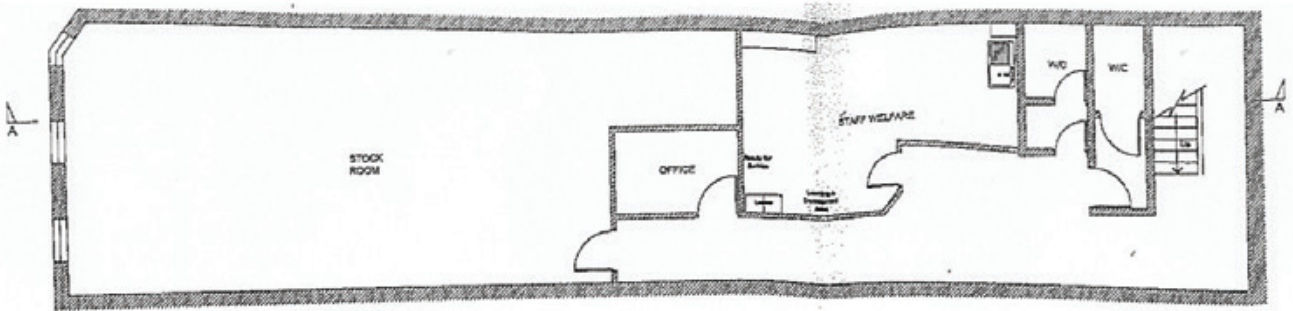
Tel: 01244 403444

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

FLOORPLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VIEWING

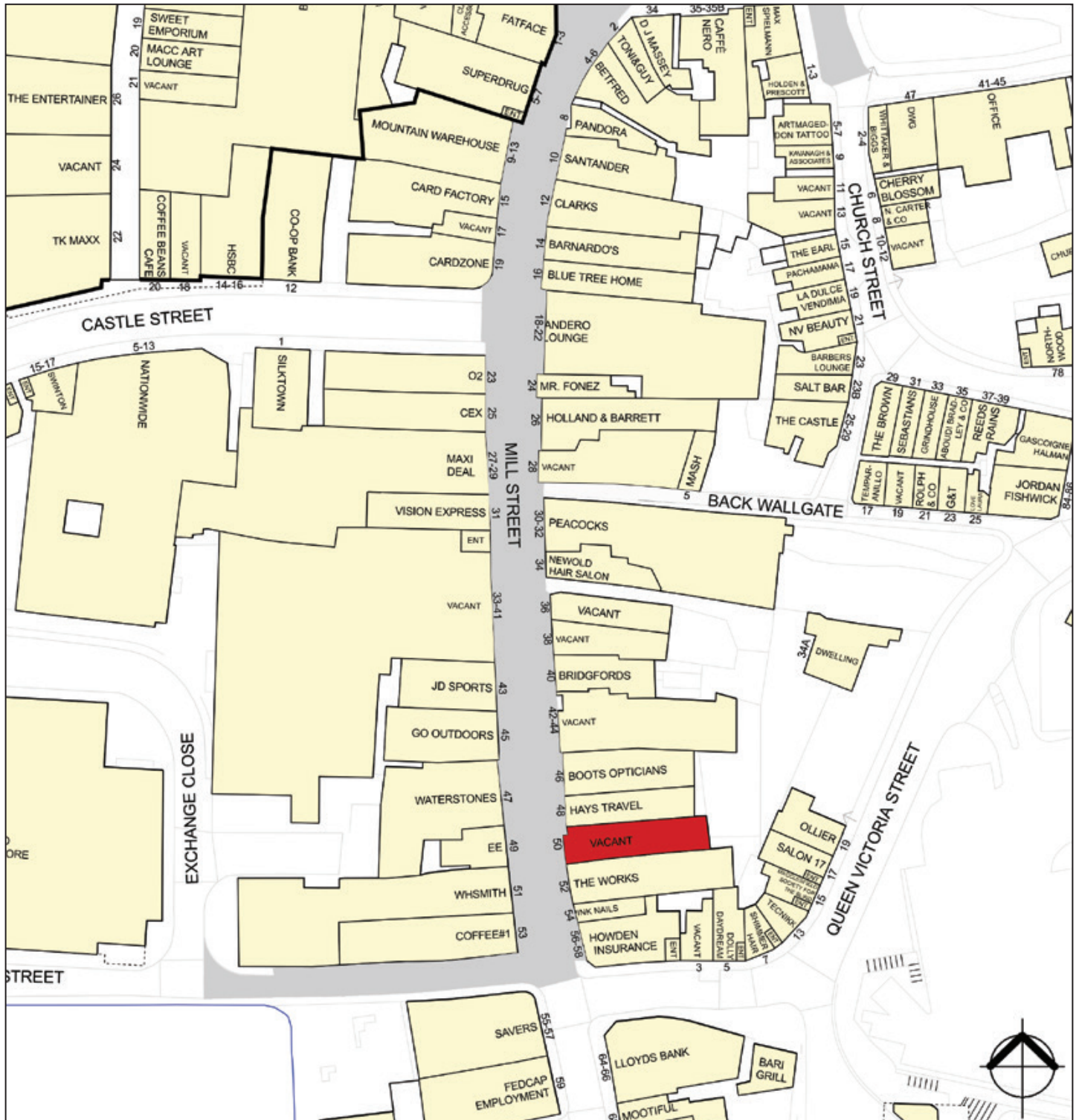
Strictly by appointment through:-
Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/d200324



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