

For Sale

On behalf of A D Rodger and G B Judd, Joint LPA Receivers
Retail Investment Opportunity

112 Mill Street
Macclesfield
Cheshire
SK11 6NR



Contact

For further information or to arrange an appointment please speak to:

Chris Walker
T: 0161 956 4181
E: chris.walker@gvagrimley.co.uk

Paul Aylmer
T: 0161 956 4303
E: paul.aylmer@gvagrimley.co.uk

- Town centre location
- Take-away operator paying £14,560 per annum
- 12 years unexpired lease term
- Vacant self-contained two bed flat over two floors

Location

Located on Mill Street in Macclesfield town centre close to its junction with Duke Street and Samuel Street. Mill Street is one of the main retail streets running through the town.

The property is situated to the lower end of Mill Street which is characterised by a number of restaurants and bars and therefore the property is well-positioned within the town's evening drinking circuit.

Description

The property comprises a three-storey mid-terraced property with traditional retail frontage at ground floor level. The property is arranged as a hot-food take-away to the ground floor and living accommodation above.

The living accommodation is accessed separately from Mill Street and is arranged over the first and second floors to provide one self-contained flat.



Floor areas

We calculate the approximate floor areas to be the following

	Sqm	Sqft
Ground floor	80.10	862
First Floor	40.92	440
Second Floor	38.47	414
Total	159.49	1,716

Planning

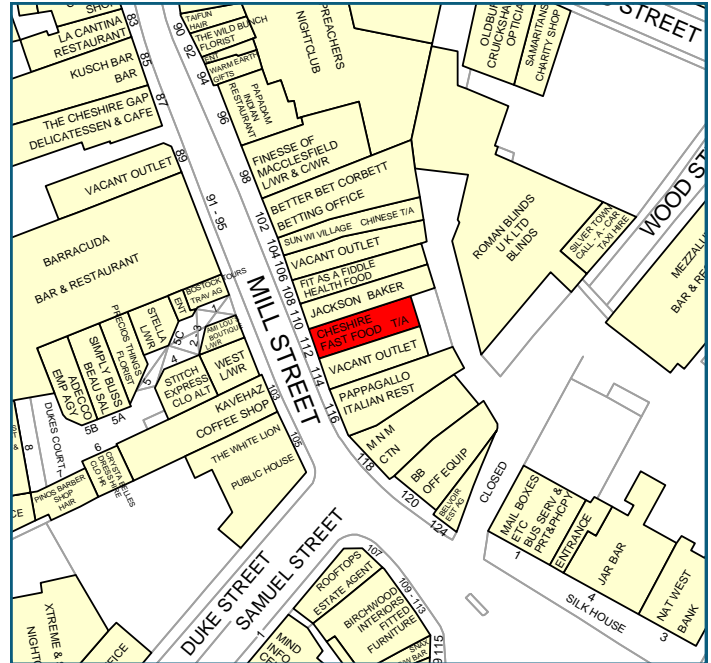
We understand that the property benefits from the necessary consents, however interested parties are encouraged to make their own enquiries of the local planning department at Macclesfield Borough Council to satisfy themselves.

www.gvagrimley.co.uk

08449 02 03 04

Printed on recycled paper

GVA Grimley Limited Conditions under which Particulars are issued GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4.) All rentals and prices are quoted exclusive of VAT. Reproduced by courtesy of the Controller of HMSO. Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hat,ld, Geographers A Z Map Co Ltd and/or The Automobile Association. For identification purposes only.



Rating

Shop and premises - £5,700

Tenure

The property is held freehold under title number CH561475

Tenancy

The ground floor retail unit is currently let to Cheshire Fast Food for a term of 15 years with effect from 24 April 2006 with rent reviews every five years on an effective full repair and insuring lease The current rent passing is £14,560 p.a

Purchase Price

Unconditional offers are invited for the freehold interest, subject to the existing tenancy agreement. Each party is to bear their own legal costs. Evidence of funding and solicitor's contact details will be required upon submission of any offer.

VAT

All prices are quoted exclusive of but may be subject to VAT.

Viewing

Viewing is strictly by arrangement with the sole agent GVA Grimley

SUBJECT TO CONTRACT – MAY 2009

