

TO LET

On behalf of M Seven Real
Estate
26 Mill Street
Macclesfield
SK11 6LY



Location

Macclesfield is an affluent, Cheshire market town located on the edge of the Peak District National Park and only 26 km (16 miles) south of Manchester. The subject unit is situated in a very strong trading position on pedestrianised Mill Street, Macclesfield's prime retailing pitch. National multiple retailers nearby include Marks & Spencer, JD Sports, River Island, Waterstones, Pandora and Superdrug.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,751	162.7
First Floor	577	53.6

Rent

We are seeking rental offers in the order of £65,000 per annum exclusive.

Tenure

The property is available to let by way of a new Full Repairing & Insuring lease, subject to Vacant Possession.

Business Rates

The unit has a 2017 rateable value assessment of £50,500. Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

EPC

Energy Performance Asset Rating - C

Legal Costs

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

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT
Details prepared April 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuinness

+44 (0)161 631 2852

+44 (0)7769 641622

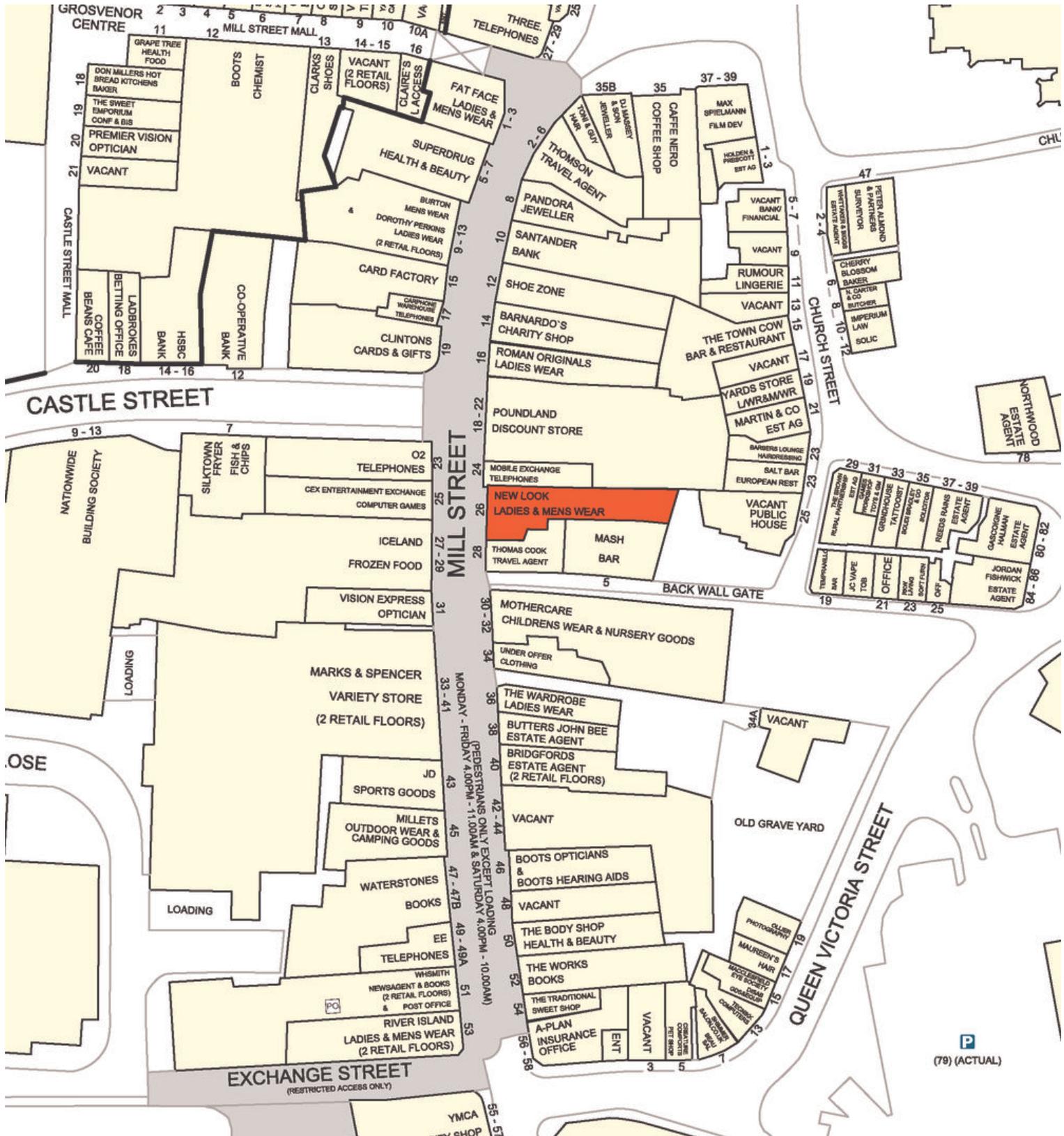
andrew@barkerproudlove.co.uk

Chris Nutter

+44 (0) 161 631 2852

+44 (0) 7927 561 994

chris@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. April 2018.