

MACCLESFIELD

4-6 Mill Street

TO LET

** White Box condition **



Location

The premises are located on the pedestrianised Mill Street within the heart of Macclesfield town centre on the edge of the prime retail pitch in close proximity to Market Square. Nearby occupiers include **Pandora, Toni & Guy, Caffe Nero, Superdrug, Fat Face** and **Costa**.

Lease

The premises are available by way of a new Full Repairing and Insuring lease.

Rent

£38,000 per annum exclusive.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £40,500

Interested parties are advised to make their own enquiries with the local authority.

EPC

D93

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

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

Accommodation

Internal Width (front)	33' 4"	10.20 m
Shop Depth	59' 7"	18.17 m
Ground Floor Sales	1,188 sqft	110.4 sqm
Ground Floor Ancil.	256 sqft	23.8 sqm
Basement	1,158 sqft	107.5 sqm
First Floor	94 sqft	8.7 sqm
Second Floor	2,188 sqft	203.2 sqm
Third Floor	948 sqft	23.9 sqm

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Photographs and plans

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

Viewing

Strictly by appointment via the sole agents:
Dan Oliver dan@emanueloliver.com



Experian Goad Plan Created: 28/10/2021
 Created By: Emanuel Oliver Ltd



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