# 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**

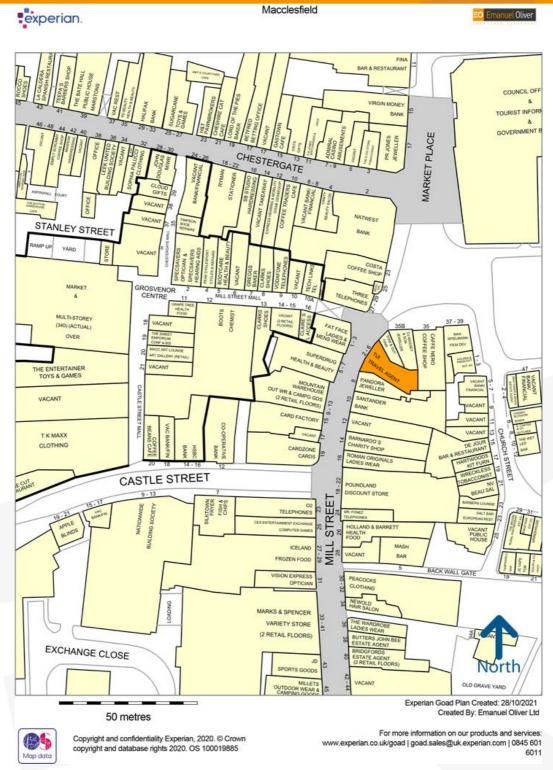
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.