

Retail Unit To Let

Macclesfield

40 Mill Street, SK11 6LT

ecsRETAIL

www.ecsretail.co.uk



Viewing & Enquiries

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Location

The property is located in a prime position on the pedestrian section of Mill Street, immediately opposite **Marks and Spencer**. Other multiple retailers in the vicinity include **Boots Opticians**, **WH Smith**, **Waterstone**, **JD Sports** and **Millets**.

Accommodation

The property is arranged over ground, first and second floors and offers the following approximate net internal floor areas.

Ground Floor - Sales

1,056 sq ft (98.10 sq m)

First Floor - Sales

888 sq ft (82.50 sq m)

Second Floor - Ancillary

824 sq ft (76.55 sq m)

Please note the adjacent retail unit 38 Mill Street is currently interlinked with 40 Mill Street and is 1,050 sq ft on ground floor with 1,000 sq ft on first.

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

Upon application but exclusive of service charge, business rates and VAT.

Rating Assessment

The premises are to be re-assessed following reinstatement works. We recommend that interested parties make their own enquiries with East Cheshire Council (0300 123 5013).

Rateable Value

To be assessed

UBR (2013/2014)

£0.471

Rates Payable

To be assessed

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

Energy Performance Certificate

Available on request

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

Joint agent: contact Rob Amey & Adam Tyler of Hartnell Taylor Cook on 020 7491 7323

020 7349 7172

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