

MACCLESFIELD

5-7, Mill Street, SK11 6NA

UNIT TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Accommodation

The unit over ground, first and second floors, comprising of the following approximate floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	2,137	199
First Floor Ancillary	2,229	207
Second Floor	2,175	202

Business Rates

Rateable Value (2023): **£68,000**

Rates Payable (2024-25): **£34,816pa**

Interested parties are to make their own investigations with the Local Authority.

VAT and Costs

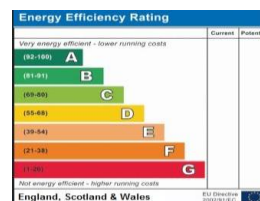
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



Location and Description

The property is situated in a prime pitch on Mill Street closeby to the Grosvenor Centre entrance and Chestergate.

The premises is adjacent to **Mountain Warehouse** and **Fat Face** and opposite **Pandora** with other nearby operators include **Card Factory**, **Costa**, **O2** and **Clarks Shoes**.

Lease Details and Rent

The premises are available by way of a new effective full repairing and insuring lease, for a term to be agreed.

Service Charge estimate is **£7,337pa** and Insurance **£1,713pa**.

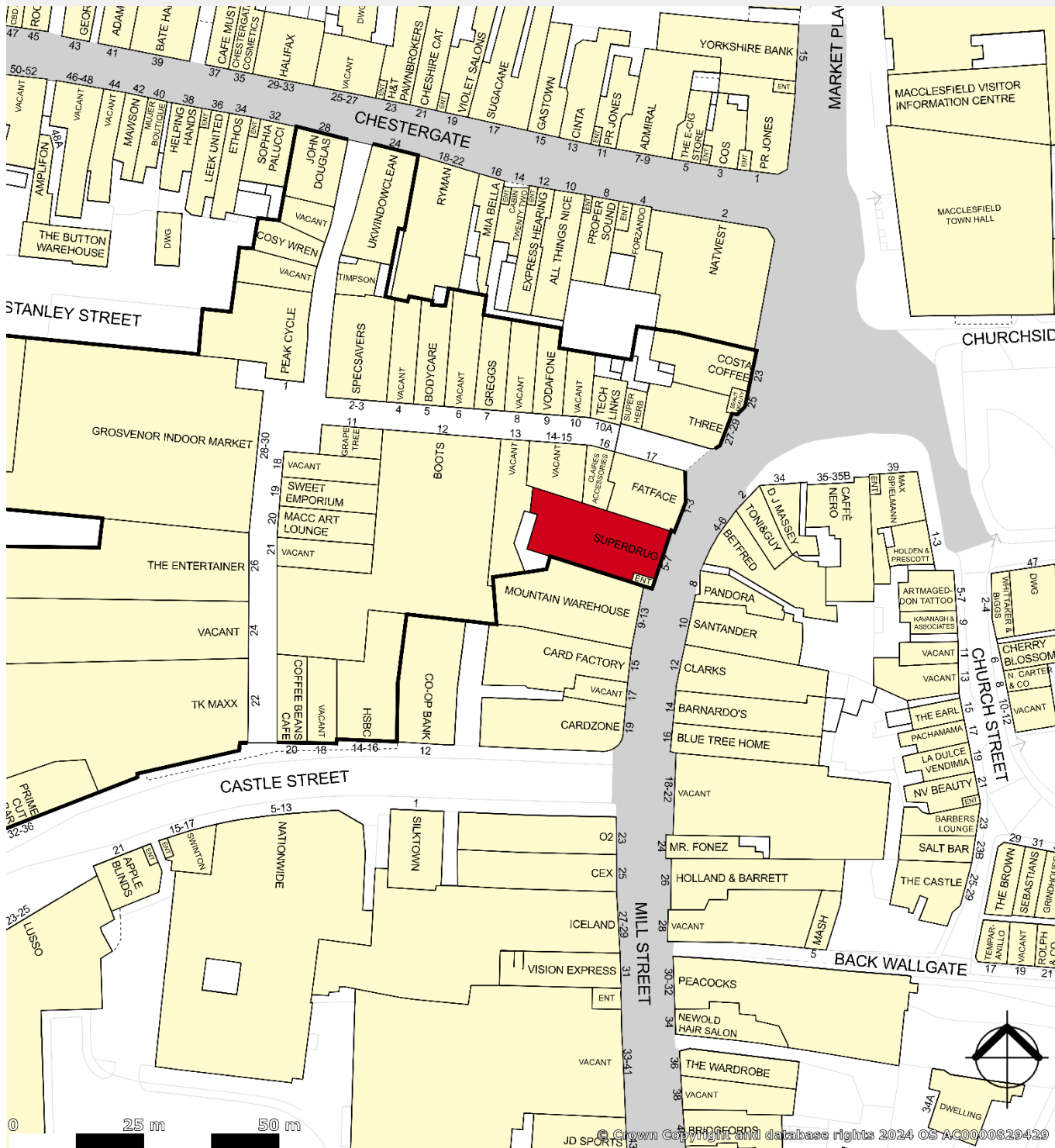
Rent on application.

All Enquiries

Tim Letts
tletts@ltlproperty.com
0161 260 0061

Joint Agent:
Barker Proudlove
0161 631 2852

5-7, Mill Street, Macclesfield, SK11 6NA



August 2024. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.