



Tenure
Freehold.

Location

Macclesfield is an affluent market town located approximately 18 miles south of Manchester, to the west of the Peak District National Park and 17 miles east of Junction 19 of the M6 Motorway. Manchester International Airport lies approximately 12 miles to the north. The property is situated at the junction of Queen Victoria Street and Mill Street, the main retail thoroughfare in the town. To the rear of the property is Macclesfield Bus Terminal and an Aldi Superstore. We understand planning consent has recently been given to develop a new retail area close to the property which is to be anchored by a department store and an 8 screen multiplex cinema. (For further details please see: www.wilsonbowden.co.uk/macclesfieldtowncentre.html). Occupiers close by include Marks & Spencer, EE, Cancer Research, Boots Opticians, Waterstones, W H Smith, River Island and A-Plan Insurance.

Description

This prominent modern property is arranged on ground and two upper floors to provide a ground floor banking hall with the benefit of a dual frontage with office/storage accommodation on the first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	12.00 m	(39' 4")
Splay Frontage	3.85 m	(11' 8")
Return Frontage	23.25 m	(76' 6")
Ground Floor	249.95 sq m	(2,690 sq ft)
First Floor	175.00 sq m	(1,884 sq ft)
Second Floor	27.30 sq m	(294 sq ft)
Total	452.25 sq m	(4,868 sq ft)

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 24th March 2014 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease contains a break clause in the fifth year.

NB. This was a lease renewal in 2014 with a rebased rent to £60,000 per annum from the original rent of £100,000 per annum.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the Seller's Solicitors.

Energy Performance Certificate

Copy will be made available on the website.

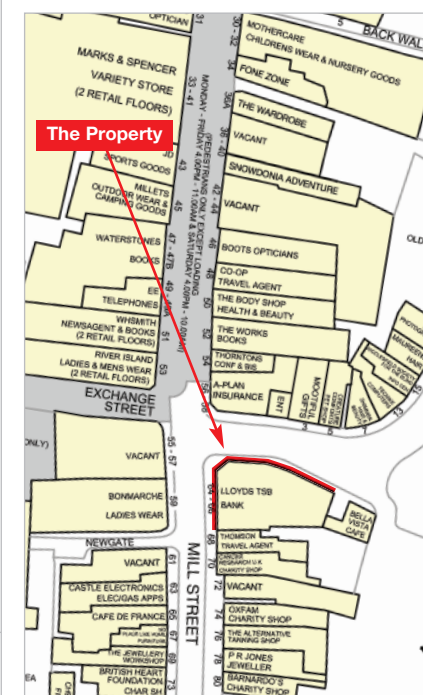
Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@allsop.co.uk. In the subject box of your email, please ensure you enter **Lot 67 Macclesfield**.

Macclesfield
64-66 Mill Street
Cheshire
SK11 6NH

- **Prominent Modern Freehold Bank Investment**
- Dual frontage
- Well located close to Marks & Spencer, Superdrug and River Island
- Entirely let to Lloyds Bank plc
- Lease expiring in 2024 (1)
- VAT is not applicable
- Rent Review 2019
- Current Rent Reserved
£60,000 pa

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda