

# Macclesfield

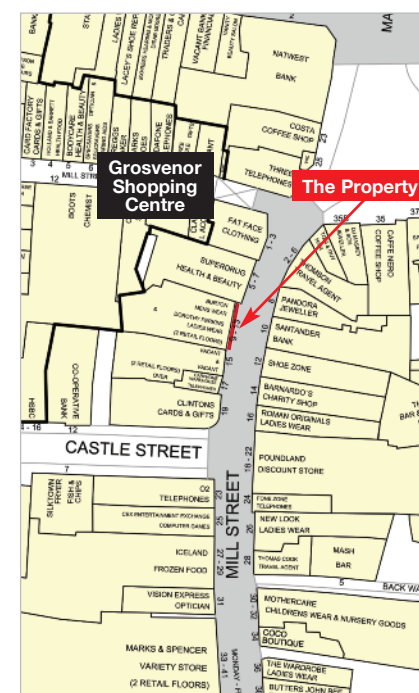
## 9-13 Mill Street

### Cheshire

#### SK11 6NA

- **Freehold Town Centre Shop Investment**
  - Pedestrianised position adjacent to Superdrug and opposite Santander
  - Let to Burton/Dorothy Perkins Properties Ltd
  - Lease expires 2021 (1)
  - Current Rent Reserved
- £75,000 pa**

On the Instructions of



**Tenure**  
Freehold.

### Location

Macclesfield is a prosperous and popular Cheshire market town located close to the borders of Greater Manchester to the north, Derbyshire to the east and Staffordshire to the south. The property is situated within the town centre on the west side of the pedestrianised Mill Street, close to its junction with Castle Street and an entrance to the Grosvenor Shopping Centre. Occupiers close by include Superdrug (adjacent), Santander, Clinton Cards, Fat Face, Costa Coffee, Caffè Nero, Thomson and Shoe Zone, amongst many others.

### Description

The property is arranged on ground and two upper floors to provide a double shop unit. The property benefits from sales areas to both the ground and first floors with ancillary staff and storage accommodation to the remainder, whilst the second floor comprises the lift plant room and exit to the adjacent multi-storey car park which is not presently used by the lessee.

The property provides the following accommodation and dimensions:

Gross Frontage	11.20 m	(36' 9")
Net Frontage	9.80 m	(32' 2")
Shop & Built Depth	22.30 m	(73' 2")

Ground Floor	210.59 sq m	(2,266 sq ft)
First Floor	205.98 sq m	(2,216 sq ft)
Second Floor – Plant Room		

### Tenancy

The entire property is at present let to BURTON/DOROTHY PERKINS PROPERTIES LTD for a term of five years from 1st February 2016 at a current rent of £75,000 per annum. The lease contains full repairing and insuring covenants.

(1) There is a tenant break option at the end of the third year subject to a penalty of £18,750 payable by the tenant if exercised.

### Tenant Information

Dorothy Perkins and Burton form part of the Arcadia Group Ltd. Established more than 100 years ago, Dorothy Perkins and Burton are a prominent force on the High Street, with collectively over 950 stores nationwide. (Source: [www.dorothyperkins.com](http://www.dorothyperkins.com))

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

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

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