

Macclesfield

Units 1-3 & 5, 6 & 8 Crown Centre Bond Street Cheshire SK11 6QS



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 located in a predominantly residential area on the west side of Bond Street, some 0.5 miles west of Macclesfield town centre and opposite the Popewalks mixed used development.

Description

The property occupies a site of 0.39 hectares (0.95 acres) and provides a total of 2,871.65 sq m (30,910 sq ft). Externally, the property benefits from a secure service yard/car park.

Planning

The property may have potential for residential development subject to the existing leases and obtaining all necessary consents. All enquiries should be referred to Cheshire East Council. www.cheshireeast.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Terms	Current Gross Rent £ p.a.	Next Review/ Reversion
Unit 1	G H Finney (t/a Factory Carpets and Beds)	Ground Floor 487.20 sq m First Floor 73.70 sq m (5,244 sq ft) (793 sq ft)	3 years from 29.04.2016 (5)	£5,000 p.a.	Reversion 2019
Unit 2A	Ms F Corston (t/a Lumi Studios) (part sublet)	Ground Floor (4) 464.50 sq m (5,000 sq ft)	3 years from 01.05.2016 (5)	£2,400 p.a.	Reversion 2019
Unit 2B	East Cheshire Hospice (1)	Ground Floor (4) 696.7 sq m (7,500 sq ft)	Tenancy at Will	£0 p.a.	
Unit 3	P A Louis (t/a Louis' Gym)	Ground Floor 389.0 sq m (4,187 sq ft)	18 months expiring October 2016 (5)	£14,875 p.a.	Holding over
Unit 5	CLK Furniture Ltd (2)	Ground Floor 337.10 sq m (3,628 sq ft)	3 years from 27.06.2015 (5)	£19,800 p.a.	Reversion 2018
Unit 6	Best Electrical Supplies Ltd (3)	Ground Floor 181.15 sq m (1,950 sq ft)	3 years from 08.08.2014 (5)	£10,000 p.a.	Reversion 2017
Unit 8 A, B, D & E	Vacant	Ground Floor (4) 145.40 sq m (1,565 sq ft)	-	-	-
Unit 8 C	Corporate Direct Fundraising Ltd	Ground Floor (4) 96.90 sq m (1,043 sq ft)	A term from 26.04.2016 to 03.02.2017 (5)	£6,695 p.a.	Reversion 2017 Landlord has served notice to determine
Total		2,871.65 sq m (30,910 sq ft)		Total £58,770 p.a.	

NB. All the tenancies are contracted outside the Landlord & Tenant Act 1954.

(1) East Cheshire Hospice was established in 1984.

For the financial year ended 31st March 2016, East Cheshire Hospice did not report a turnover. They did report a pre-tax profit of £36,270 and shareholders' funds and a net worth of £7,888m. (Source: riskdisk.com 07.11.2016.)

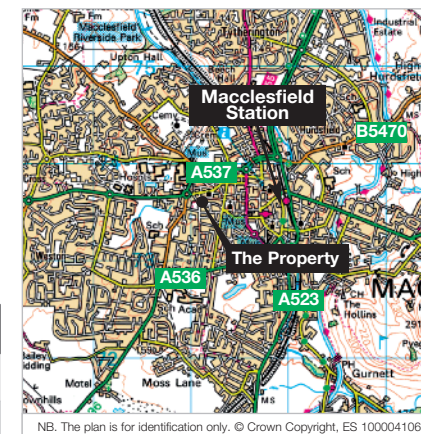
(2) CLK Furniture have a team with over 100 years' experience in the industry. Website Address: www.clkfurniture.org

(3) Best Electrical Supplies is a family-run independent electrical wholesaler, established in 1998. Website Address: www.bestelectricalsupplies.co.uk

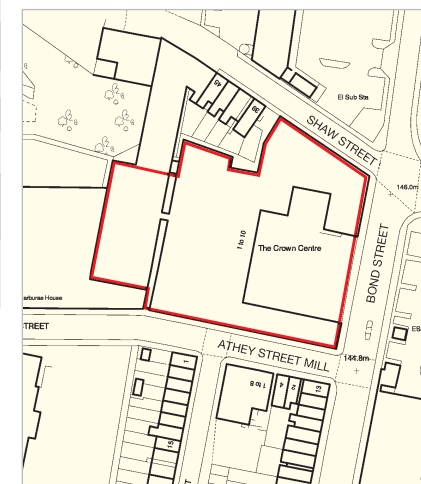
(4) Not measured by Allsop. Floor areas provided by the Vendor.

(5) Mutual rolling break clause subject to no less than 6 months' notice.

- **Freehold Multi Let Industrial and Office Investment**
- Comprising a total of 2,871.65 sq m (30,910 sq ft)
- Site area 0.39 hectares (0.95 acres)
- Located within a predominantly residential area, approximately 0.5 miles from the town centre
- Potential for residential development subject to existing leases and obtaining all consents
- Total Current Gross Rents Reserved **£58,770 pa**



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

Seller's Solicitor Katie Sweetensen, Stephenson Harwood LLP. Tel: 0207 809 2673 e-mail: katie.sweetensen@shlegal.com