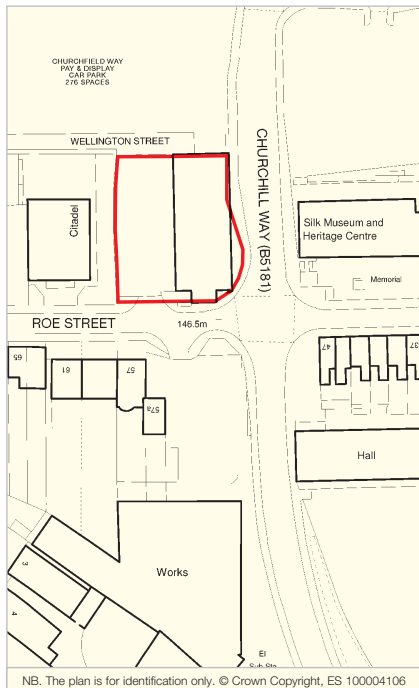


Macclesfield
Majestic Wine
34/42 Roe Street
Churchill Way
Cheshire
SK11 6AY

- **Freehold Retail Warehouse Investment**
- Let to Majestic Wine Warehouses Ltd
- Lease expires 2022 (No breaks)
- Comprises 645.75 sq m (6,951 sq ft) with on-site parking for 13 cars
- Rent Review 2017
- Current Rent Reserved
£85,000 pa

SIX WEEK COMPLETION AVAILABLE



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 on the west side of Churchill Way (B5181) which forms part of the town centre inner ring road on the corner of Roe Street between its junctions with Exchange Street and Union Street adjacent to a large public pay & display car park. Occupiers close by include Tesco Metro whilst the Macclesfield Silk Museum and Heritage Centre is opposite.

Description

The property is arranged on ground floor to provide a single storey retail warehouse with a mezzanine level above part, which benefits from on-site parking for 13 cars.

The property provides the following accommodation and dimensions:

Ground Floor Majestic	278.95 sq m	(3,003 sq ft)
Ground Floor (sublet)	218.30 sq m	(2,350 sq ft)
Mezzanine (sublet)	148.50 sq m	(1,598 sq ft)
Total	645.75 sq m	(6,951 sq ft)

Tenancy

The entire property is at present let to MAJESTIC WINE WAREHOUSES LTD for a term of 15 years from 3rd August 2007 at a current rent of £85,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand part of the property is sublet to JB Furniture (Cheshire) Ltd until 28th July 2022.

Tenant Information

No. of Branches: 213.
 Website Address: www.majestic.co.uk
 For the year ended 31st March 2014, Majestic Wine Warehouses Ltd reported a turnover of £255.732m, a pre-tax profit of £21.316m, shareholders' funds of £58.877m and a net worth of £56.954m. (Source: riskdisk.com 27.05.2015.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 63 Band C (Copy available on website).

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

