

- From principal
- Let until 2030
- Upward only rent review every 5 years
- Totalling 11,839 sq m
- Reversion 2030
- Current Rent Reserved **£80,000 pa**



**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 east side of Mill Street in the heart of the town's principal leisure and retailing pitch. There is a car park to the rear of the property comprising approximately 300 spaces which forms part of the town's redevelopment plans. Occupiers close by include Marks & Spencer, Fat Face, EE, WH Smith and British Heart Foundation.

**Description**

The property is arranged on ground and two upper floors to provide a bar arranged over ground and first floor and storage accommodation on the second floor. The bar benefits from an outside courtyard, kitchen, office accommodation and storage on the ground floor.

...ation and dimensions:  
(5,802 sq ft)  
(5,869 sq ft)  
(168 sq ft)  
(sq ft)

The property is currently occupied by (former) ... current rent review ... only rent review ... and insuring cover ...

**Tenant Information**  
Website Address: [www.foxgloves.co.uk](http://www.foxgloves.co.uk)

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the vendor's solicitor.

