

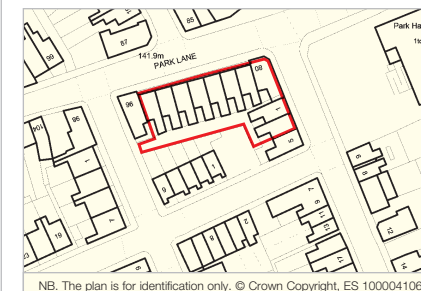
Macclesfield

1-3 James Street & 80/94 Park Lane, SK11 8DP

- A Freehold Grade II Property arranged to provide a Retail Unit and Nine Terrace Houses
- Three Houses subject to Assured Shorthold Tenancies
- Two Houses subject to Statutory Periodic Tenancies
- One House subject to an Assured Tenancy
- Two Houses subject to Statutory Tenancies
- One House Vacant
- Total Current Rent Reserved

£49,690 per annum

SAME OWNERSHIP FOR APPROXIMATELY 80 YEARS



To View

Please Call: Allsop LLP.
Tel: 0207 344 2626 (Ref: SG).

Joint Auctioneers

- (1) Messrs Hallams Property Consultants (Ref: JH).
Tel: 01625 26222.
Email: jhallam@hallams.com
- (2) Messrs John Arkwright & Co (Ref: MW).
Tel: 0207 495 7090.
Email: mark.wordsworth@jarkwright.co.uk

Seller's Solicitor

Messrs Darbys Solicitors (Ref: PM).
Tel: 01865 811224.
Email: pmarsh@darbys.co.uk

INVESTMENT/PART VACANT – Freehold Retail Unit and Nine Houses



Tenure

Freehold.

Location

The property is situated on the corner of Park Lane (A536) and James Street. Park Lane leads on to Churchill Way (B5181), which provides access to an extensive range of shops and facilities approximately 0.5 miles north. The open spaces of South Park are located 0.3 miles south-west from the property. All Hallows Catholic College can be accessed 1 mile west of the property, via the B5088. Macclesfield Rail Station can be located 0.5 miles north-east of Park Lane.

Description

The property comprises a terrace of nine terrace houses together with a corner shop each arranged over basement, ground and first floors beneath a pitched roof.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Seller.

Address	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1 James Street	House providing Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, WC, Cellar	Assured Shorthold Tenancy for a term of 12 months from 24th October 2014	£6,300
3 James Street	House providing Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, WC, Cellar	Vacant	–
82 Park Lane	House providing Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, WC, Cellar	Statutory Periodic Tenancy	£5,940
84 Park Lane	House providing Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, WC, Cellar	Assured Tenancy (Holding over)	£4,200
86 Park Lane	House providing Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, WC, Cellar	Assured Shorthold Tenancy for a term of 6 months from 31st October 2013 extended on a Statutory Periodic basis from and including 1st May 2015	£6,180
88 Park Lane	House providing Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, WC, Cellar	Statutory Tenancy	£2,260
90 Park Lane	House providing Two Reception Rooms, Three Bedrooms, Kitchen, Bathroom, WC, Cellar	Assured Shorthold Tenancy for a term of 6 months from 15th April 2014 extended on a Statutory Periodic basis from and including 15th October 2014	£6,900
92 Park Lane	House providing Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, WC, Cellar	Statutory Periodic Tenancy	£5,940
94 Park Lane	House providing Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, WC, Cellar	Statutory Tenancy	£2,470
80 Park Lane	Shop Unit arranged over Basement, Ground and First Floors	Commercial Lease for a term of 9 years from 24th June 2007	£9,500

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.