

# Macclesfield

## 89 Mill Street

### Cheshire

#### SK11 6NN

- **Town Centre Freehold Shop Investment**
  - Located in an established position adjacent to Revolution Bar
  - Lease expires 2020
  - Uncapped RPI rent review September 2015
  - No VAT applicable
  - Current Rent Reserved
- £16,000 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 Mill Street in between its junctions with Roe Street and Samuel Street in an established trading position.

Occupiers close by include Revolution Bar and Nightclub (adjacent), Ronnies Nightclub, White Lion Public House, Chilli Jacks Takeaway, Lotus Chinese Takeaway and Papadom Indian Restaurant (opposite) amongst others.

## Description

The property is arranged on ground and one upper floor to provide a ground floor takeaway with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.21 m	(17' 1")
Net Frontage	3.19 m	(10' 6")
Shop Depth	9.55 m	(31' 4")
Built Depth	20.34 m	(66' 9")

Ground Floor	100.55 sq m	(1,082 sq ft)
First Floor	98.85 sq m	(1,064 sq ft)
Total	199.40 sq m	(2,146 sq ft)

## Tenancy

The entire property is at present let to MRS MOGHIMI, with an AGA from A Dino & K Zarehzadeh, (t/a The Pizza Joint & Grill) for a term of 10 years from 20th September 2010 at a current rent of £16,000 per annum. The lease provides for uncapped RPI linked rent review at the fifth year of the term and contains full repairing and insuring covenants.

## VAT

VAT is not applicable to this lot.

## Documents

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

**Seller's Solicitor** Ms V Rigby, Garner Canning & Co. Tel: 01827 314004 e-mail: [vanessarigby@garnercanning.co.uk](mailto:vanessarigby@garnercanning.co.uk)