

Macclesfield

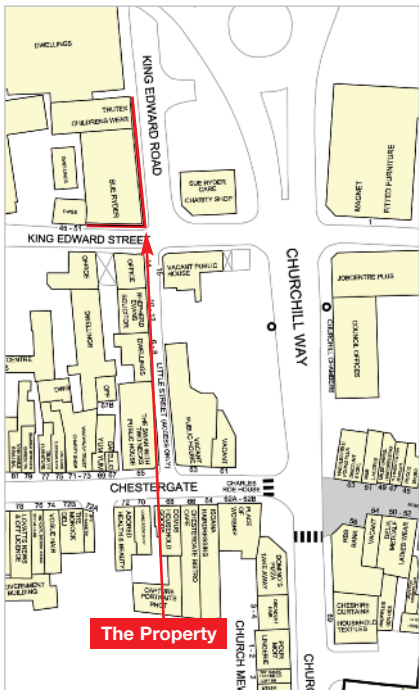
King Edward Road

Cheshire

SK10 1AP

- **Freehold Retail Investment**
 - Majority let to Sue Ryder
 - Comprising 647.15 sq m (6,965 sq ft) in total
 - Reversions 2025 (1) and 2023 (2)
 - Total Current Rents Reserved
- £57,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Macclesfield is a Cheshire market town with a population of approximately 52,000. The town is located in the east of the county, close to the borders of Greater Manchester to the north, Derbyshire to the east and Staffordshire to the south.

The property is situated on the corner of King Edward Road and King Edward Street, on the A538/A527 roundabout. Occupiers close by include Magnet, Jobcentre Plus and Sainsbury's, and the property is a short walk from Chestergate and the Grosvenor Centre. There is free on-street parking to the front of the property.

Description

The property is arranged on ground and part first floor to provide two ground floor retail units, one of which has ancillary accommodation above, which is accessed via a ladder.

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.

| Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|---|--|---|------------------------|---------------------------|
| Sue Ryder | Gross Frontage 27.35 m (89' 9") Net Frontage 25.60 m (83' 11") Return Net Frontage 6.35 m (20' 10") Shop and Built Depth 14.00 m (45' 11") Ground Floor 348.65 sq m (3,753 sq ft) First Floor 110.05 sq m (1,185 sq ft) | 10 years from 05.11.2015 Rent review in the 5th year (1) FR & I | £40,000 p.a. | Rent Review 2020 |
| I & L Spedding Ltd with personal guarantees (t/a Trutex Schoolwear) | Gross Frontage 9.20 m (30' 2") Net Frontage 7.60 m (24' 11") Shop and Built Depth 22.20 m (72' 10") Ground Floor 188.40 sq m (2,028 sq ft) | 10 years from 01.09.2013 Rent review in the 5th year (2) FR & I | £17,500 p.a. | Rent Review 2018 |

- (1) The lease contains a tenant's option to break at the end of the fifth year and the repairing consents are limited by a photographic schedule of condition. For the year ended 31st March 2016, Sue Ryder did not report a turnover, but reported a pre-tax profit of £2.043m, shareholders' funds and a net worth of £47.756m.
- (2) The lease contains a tenant's option to break on 1st September 2015 (not exercised) and 1st September 2018, and the repairing consents are limited by a photographic schedule of condition.

Total £57,500 p.a.

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

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