

HIGH STREET PROPERTY / CLASS E
LEASE DISPOSAL - 15 Market Place, Macclesfield



Rent: £40,000 PA
Ground Floor Area
1,815 Sq ft / 169 Sq M

WITHDRAWN

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Macclesfield is a Cheshire market town located on the edge of the Peak District National Park. The town is strategically located approximately 16 miles south of Manchester and 18 miles north of Stoke on Trent. The town benefits from excellent commuter road connections lying at the junction of the A537 and A523 and within close proximity to the M6 motorway.

Market Place hosts a large number of restaurants, bars and cafes that line pedestrianised cobbled street. Nearby retailers including Caffè Nero, Costa Coffee and Pizza Express as well as a number of popular quality independent businesses.

Accommodation:

The main dimensions and net internal areas are as follows:

| Demise: | Sq Ft | Sq M |
|----------------|--------------|-------------|
| Ground Floor | 1,815 | 168.6 |
| First Floor | 397 | 36.9 |
| Second Floor | 751 | 69.8 |

Rent:

The existing lease expires 23 June 2023. The passing rent is £40,000 per annum.

Tenure:

The existing lease expires 23 June 2023. The passing rent is £40,000 per annum.

Planning Permission:

The existing lease permits class A2 /B1 within of the Town and Country Planning (Use Classes) Order 1987 which now falls under 'Commercial, Business and Service' (Class E) and came into effect formally from 1 September 2020.

Business Rates:

The premises currently has a rateable value of £41,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

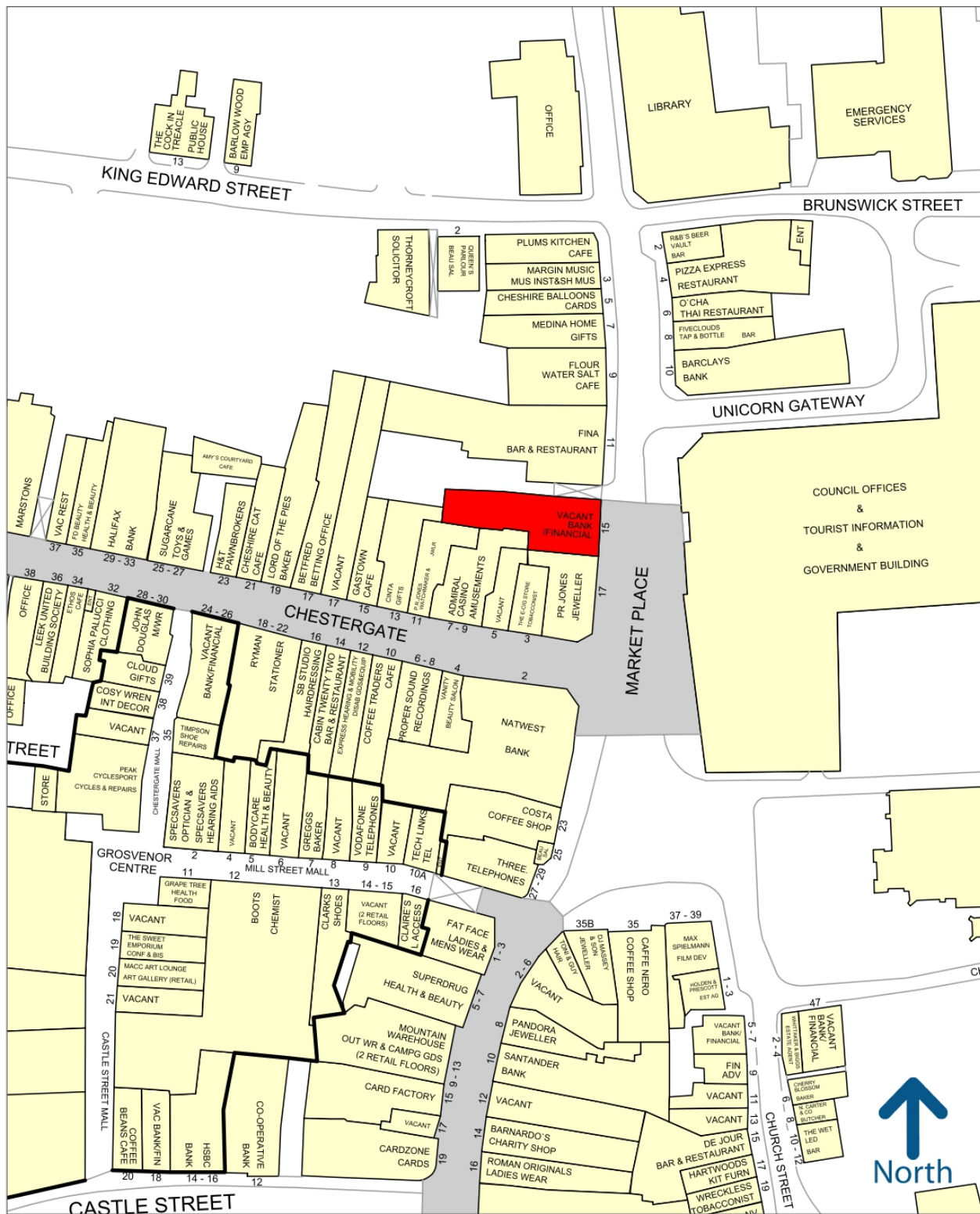
July 2022

Subject to Contract

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Macclesfield



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