



PROMINENT ROADSIDE RETAIL UNIT TO LET

TERMS

The property is available by way of a new FRI sub-lease, outside the Landlord & Tenant Act 1954. Further details upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

RENT

£42,500 per annum.

RATEABLE VALUE

£26,000 (2017 assessment, awaiting 2023)

FLOOR AREAS SQ FT / SQ M

Ground Floor: 2,344 / 217.8
Mezzanine Floor: 1,620 / 150.6

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available.

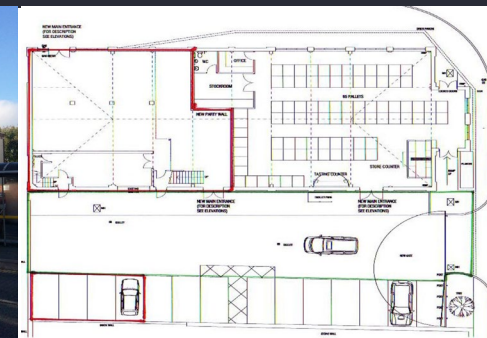
EPC

Energy Performance Asset Rating: C.

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

CHURCHILL WAY, MACCLESFIELD, SK11 6AY

- The property enjoys a prominent roadside position on Churchill Way, which forms part of the Macclesfield town centre ring road and is situated adjacent to a Majestic Wine Warehouse store. Macclesfield is an affluent market town within Cheshire approximately 13 miles south of Stockport and 8 miles north of Congleton.
- The property comprises a self-contained E Class unit incorporating an extensive mezzanine floor and WC provision. The unit is located at the southern end of the parade and benefits from dedicated on-site parking.
- Nearby occupiers include Tesco Metro, M&S, B&Q, Halfords and Topps Tiles, amongst others.



JACKSON CRISS

www.jacksoncriss.co.uk
West End House
11 Hills Place
London W1F 7SE
+44(0)207 637 7100

CHURCHILL WAY, MACCLESFIELD, SK11 6AY

PROMINENT ROADSIDE
RETAIL UNIT TO LET



M&S



JACKSON
CRISS

VIEWING

Dan Turner
07917 022 524
rdant@jacksoncriss.co.uk

Jacob Matthews
07817 722 323
jacobm@jacksoncriss.co.uk



Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.