

MACCLESFIELD

43 MILL STREET, SK11 6NE

PRIME SHOP UNIT TO LET/ MAY SELL

LOCATION

The property occupies a prime trading location on the pedestrianised Mill Street adjacent to **Go Outdoors**. Nearby multiple retailers include **Waterstones, EE, TG Jones, Coffee One, Howden Insurance, The Works, Hays Travel, Boots Opticians, Peacocks, Boyle Sports, Holland & Barrett, O2, CEX** and **Vision Express**.

ACCOMMODATION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:-

Description	ft/sq ft	m/sq m
Internal Width	28'2"	8.6 m
Shop Depth	55'0"	16.8 m
Ground Floor Sales	1,435 sq ft	133.3 sq m
First Floor Staff/Storage	988 sq ft	91.8 sq m
Total Floor Area	2,423 sq ft	225 sq m

The property benefits from rear servicing via Exchange Close.



LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£39,500** (thirty nine thousand five hundred pounds) per annum exclusive.

FREEHOLD

Alternatively, our client will consider a freehold sale with full vacant possession upon completion and offers in excess of **£350,000** (three hundred and fifty thousand pounds), subject to contract and exclusive of VAT are sought.

ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value (from 1st April 2026)	£30,750
UBR 2025/2026	49.9p

EPC

The property has a rating of **C70**. A certificate and recommendations are available upon request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

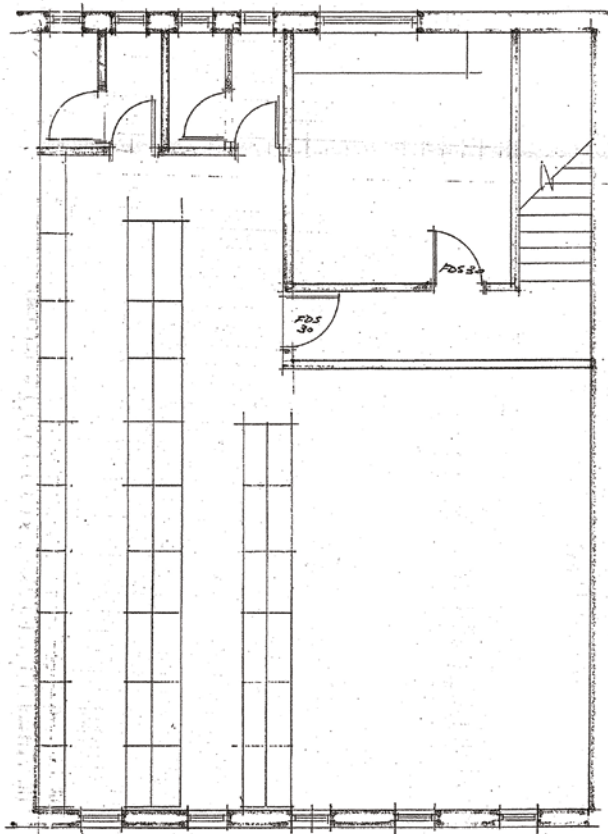
VAT

We are advised by the landlord that the property has been elected for VAT.

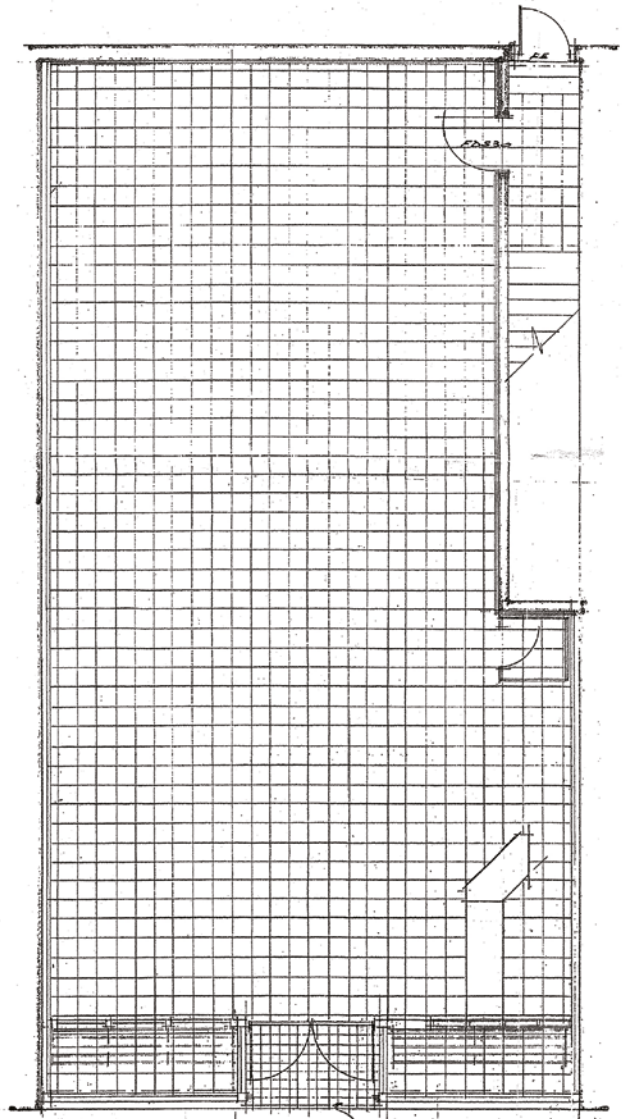
LEGAL COSTS

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

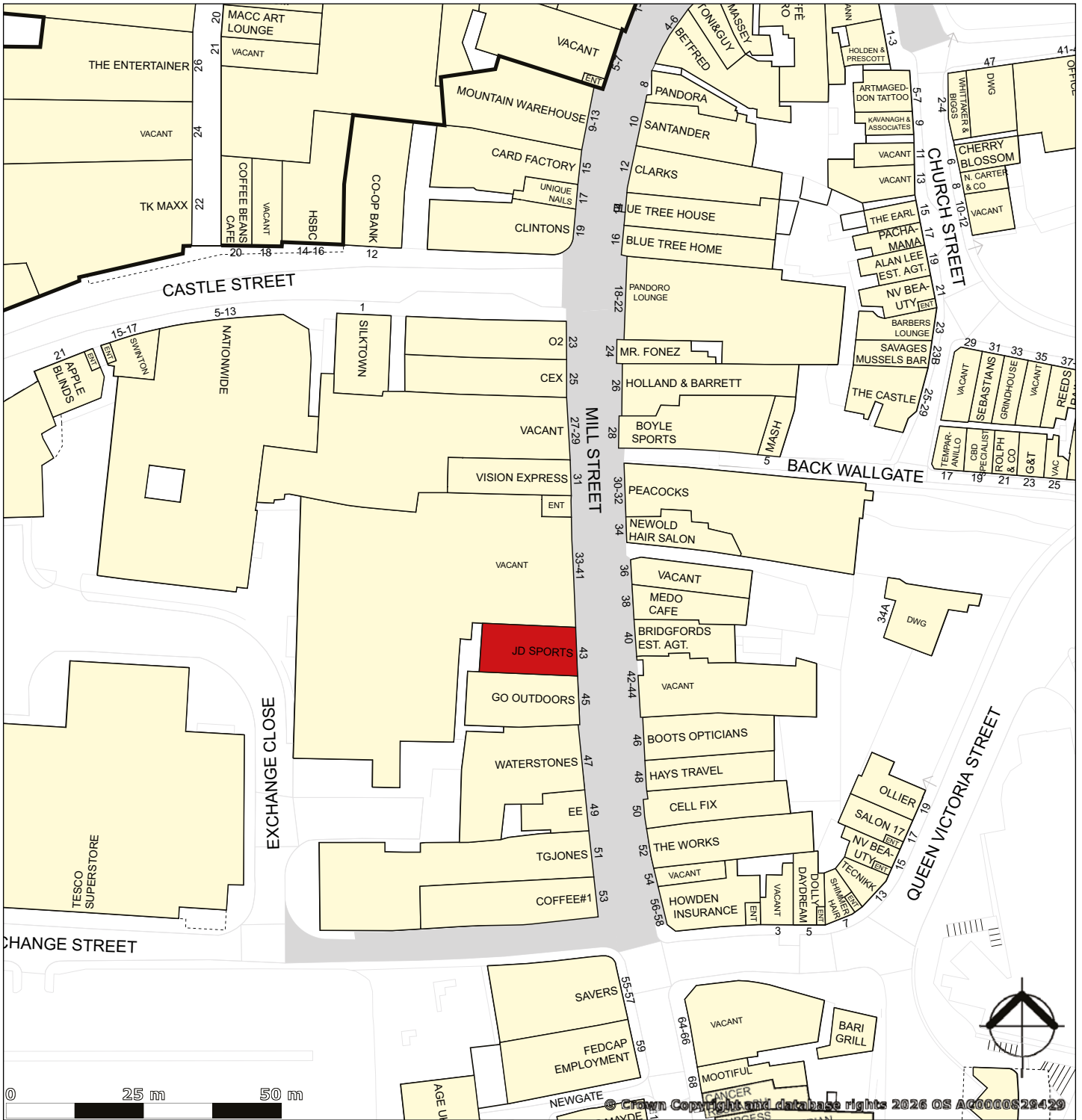
FLOORPLANS



FIRST FLOOR



GROUND FLOOR



VIEWING

Strictly by appointment through:-
 Hugh Ockleston of Ockleston Bailey
 Tel: 01244 403444
 E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/d260126

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