# Macclesfield - 31/31a Mill Street, Cheshire SK11 6NE
## Freehold Retail Investment

BLUE ALPINE
PROPERTY CONSULTANTS

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## Investment Consideration:

- Purchase Price: £270,000
- Gross Initial Yield: 8.33%
- Rental Income: £22,500 p.a.
- VAT is applicable to this property. TOGC available.
- Lease renewal. Tenant in occupation for 10+ years.
- Comprises two-storey retail premises t/a Vision Express.
- Tenant completed new fit-out in July 2026.
- Situated 300m from Macclesfield Station with direct services to Manchester Piccadilly and London Euston.
- Occupiers nearby include Tesco, TK Maxx, Caffe Nero, Gail's Bakery, Boots, Holland & Barrett and more.

## Tenancies and Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|---|---|---|---|---|---|
| No. 30/31<br>(Ground& First Floor) | Ground Floor: 104.79 sq m (1,128 sq ft)<br>Open plan retail, office, storage<br>First Floor: 64.93 sq m (699 sq ft)<br>Ancillary, storage, kitchen, wc | Vision Express (UK) Limited | 5 Years from<br>22 January 2026 | £22,500 | Note 1: FRI<br>Note 2: Tenant break option on 21.01.2029.<br>Note 3: Lease renewal. Tenant in occupation for 10+ years |
| | | | Total | £22,500 | |

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## Property Description:

The property comprises two-storey retail premises, arranged as a ground floor retail shop with ancillary above, providing the following accommodation and dimensions:

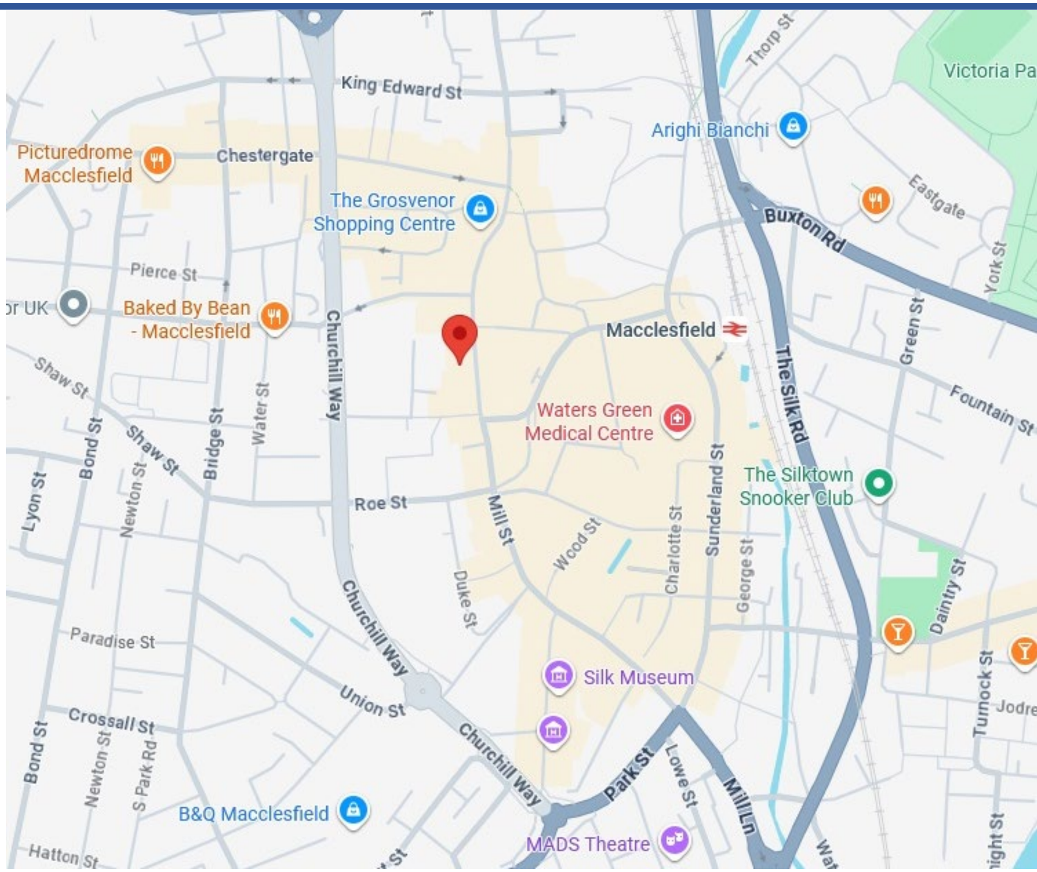
Ground Floor: 104.79 sq m  (1,128 sq ft)
Open plan retail, office, storage
First Floor: 64.93 sq m  (699 sq ft)
Ancillary, storage, kitchen, wc

Total GIA: 169.72 sq m (1,827 sq ft)

## Tenancy:

The property is at present let to Vision Express (UK) Limited* for a term of 5 years from 22nd January 2026 at a current rent of £22,500 p.a. and the lease contains full repairing and insuring covenants. Tenant break option on 21.01.2029. Lease renewal. Tenant in occupation for 10+ years.

**For the year ending December 2024 Vision Express (UK) Limited reported a turnover of £429.7M, pre-tax profit of £38.8M, shareholders funds of £68,619,000 and a net worth of £41.5M (Source: Experian 22.05.2026)*




## Location:

Macclesfield is a prosperous and popular Cheshire market town located close to the borders of Greater Manchester to the north, Derbyshire to the east and Staffordshire to the south. Macclesfield Station is within approx. 300m of property providing direct services to Manchester Piccadilly and London Euston. Occupiers close by include O2, Waterstones, Clarks, Pandora, TK Maxx, Caffe Nero, Tesco, Gail's Bakery, Boots, Holland & Barrett and many more.

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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

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