

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



BLUE ALPINE

PROPERTY CONSULTANTS



Macclesfield - 31/31a Mill Street, Cheshire SK11 6NE

Freehold Retail Investment



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, Caffè 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 (Ground & First Floor)	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	Vision Express (UK) Limited	5 Years from 22 January 2026	£22,500	Note 1: FRI Note 2: Tenant break option on 21.01.2029. Note 3: Lease renewal. Tenant in occupation for 10+ years
Total				£22,500	

Macclesfield - 31/31a Mill Street, Cheshire SK11 6NE

Freehold Retail Investment



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)

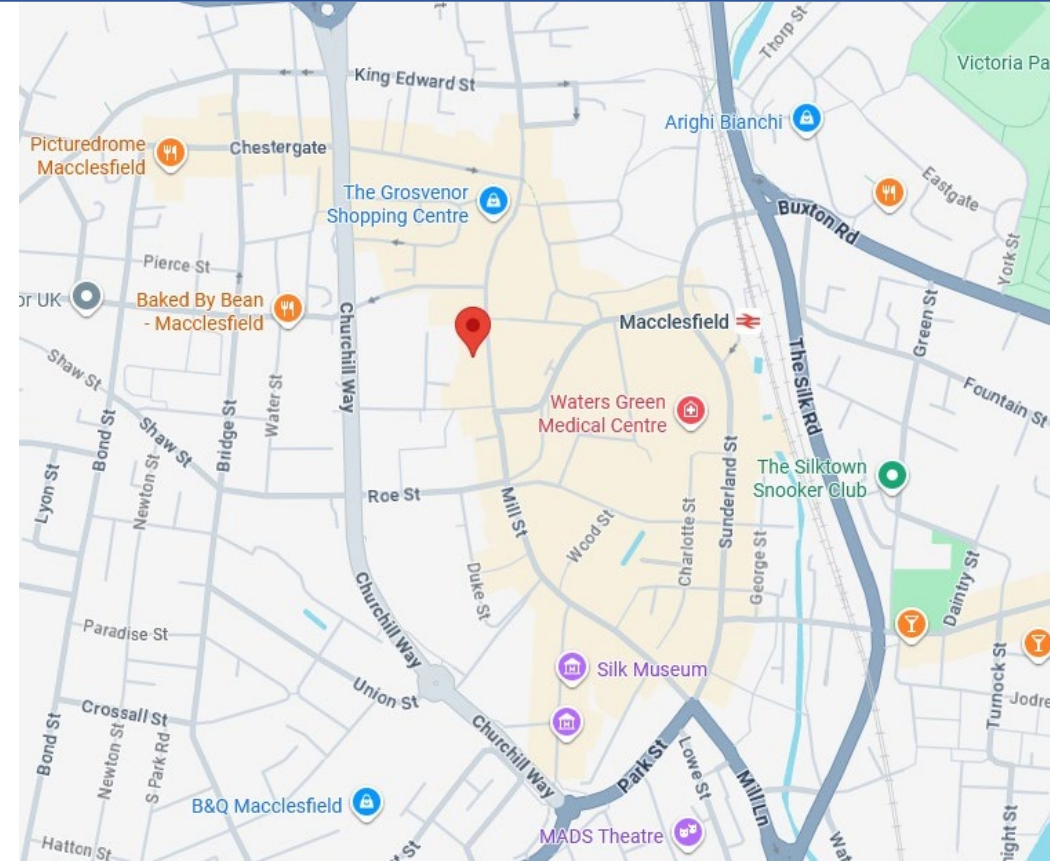
Tenancy:

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, Caffè Nero, Tesco, Gail's Bakery, Boots, Holland & Barrett and many more.



Macclesfield - 31/31a Mill Street, Cheshire SK11 6NE

Freehold Retail Investment

Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property.