

GUIDE PRICE
£350,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
3rd June 2020



42-44 Mill Street, Macclesfield, SK11 6LT

Freehold town centre prime retail building offering alternative use potential (subject to consents)

Bid1.

Property Summary

- Freehold town centre retail premises
- Prime pedestrianised position
- Approximately 771.70 sq m (8,304 sq ft)
- Alternative use potential (subject to planning)
- Vacant possession

Location

Macclesfield is an affluent market town situated about 20 miles south of Manchester and 30 miles south west of Sheffield and lying at the western edge of the Peak District National Park. It can be accessed via the A523, A536 and A537 with the latter providing access to the M6 motorway to the west. Macclesfield railway station, which is within a few minutes' walk of the property, provides regional rail services as well as direct national rail services to London Euston and Manchester Airport is about 11 miles north west.

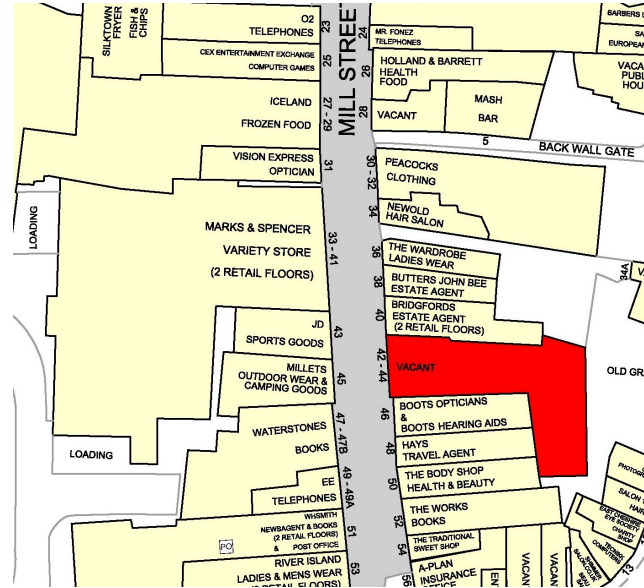
Mill Street is one of the principal pedestrianised thoroughfares in the town centre, with the subject property lying on the east side near its junction with Queen Victoria Street. Nearby occupiers include Boots Opticians, Waterstones, Millets, Marks & Spencer, JD Sports and WH Smith.

Description

A mid terraced building of traditional construction beneath a pitched roof arranged over ground, first and second floors totalling approximately 771.70 sq m (8,304 sq ft). The building is currently arranged as a ground floor retail unit with ancillary accommodation over first and second floors. There is a goods lift within the building, although this has not been tested and no warranties are given with regards to its condition. The upper floors may offer potential for alternative uses, subject to obtaining the necessary consents.

Tenure

Freehold



VAT

Refer to the legal pack

EPC

Rating 82 Band D

Local Authority

Cheshire East Council
0300 1235014
www.cheshireeast.gov.uk

Floor	Accommodation	Tenancy	Rent PA
Ground First Second	Retail - 234.00 sq m (2,518 sq ft) Ancillary - 261.70 sq m (2,816 sq ft) Ancillary - 276.00 sq m (2,970 sq ft)	Vacant	0
TOTAL	771.70 sq m (8,304 sq ft)		

The auctioneers have not measured the property. All floor areas have been obtained from the VOA website.

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