

**Lot 33, 8 Mill Street, Macclesfield,
Cheshire SK11 6LY**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Entirely Let to Pandora Jewellery UK Ltd until June 2027
- Approx. Floor Area of 132.51 sq m (1,424 sq ft)
- Prime pedestrianised town centre location
- Directly opposite The Grosvenor Shopping Centre
- Nearby occupiers include Mountain Warehouse, FatFace, Clarks, Card Factory, Superdrug, Caffè Nero
- VAT Free Investment

Lot

33

Auction

9th July 2024

Rent

£30,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

15 miles south of Manchester, 17 miles north of Stoke on Trent, 28 miles west of Sheffield

Roads

A523, A536, A537

Rail

Macclesfield Railway Station

Air

Manchester Airport

Situation

Macclesfield is an affluent Cheshire market town situated on the western edge of the Peak District National Park. The property is prominently situated on the eastern side of the pedestrianised Mill Street, the prime retailing thoroughfare in Macclesfield. The property is conveniently positioned directly opposite the entrance to the Grosvenor Shopping Centre. Nearby occupiers include Mountain Warehouse, FatFace, Clarks, Card Factory, Superdrug, Caffè Nero and a number of national retailers.

Tenure

Freehold.

Description

The property comprises a ground floor shop with ancillary accommodation on the basement, first and second floors.

With regard to the repair liability under the terms of the lease, the Tenant has recently undertaken works to the Property as outlined in the Landlords interim schedule of dilapidations. The works have been done to the satisfaction of the Tenants structural engineer, a position which has been accepted by the Landlord. Please refer to the legal pack for further details in this respect.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	65.11	(700)	PANDORA JEWELLERY UK LTD	10 years from 23/06/2017	£30,000
Basement	Ancillary	9.00	(96)	t/a Pandora		
First	Ancillary	29.20	(314)	(1)		
Second	Ancillary	29.20	(314)			
Total		132.51	(1,424) (2)			£30,000

(1) For the year ending 31/12/2022 Pandora Jewellery UK Ltd reported a Turnover of £438,346,000, a Pre-Tax Profit of £49,979,000 and a Net Worth of £44,666,000 (NorthRow 05/06/2024).

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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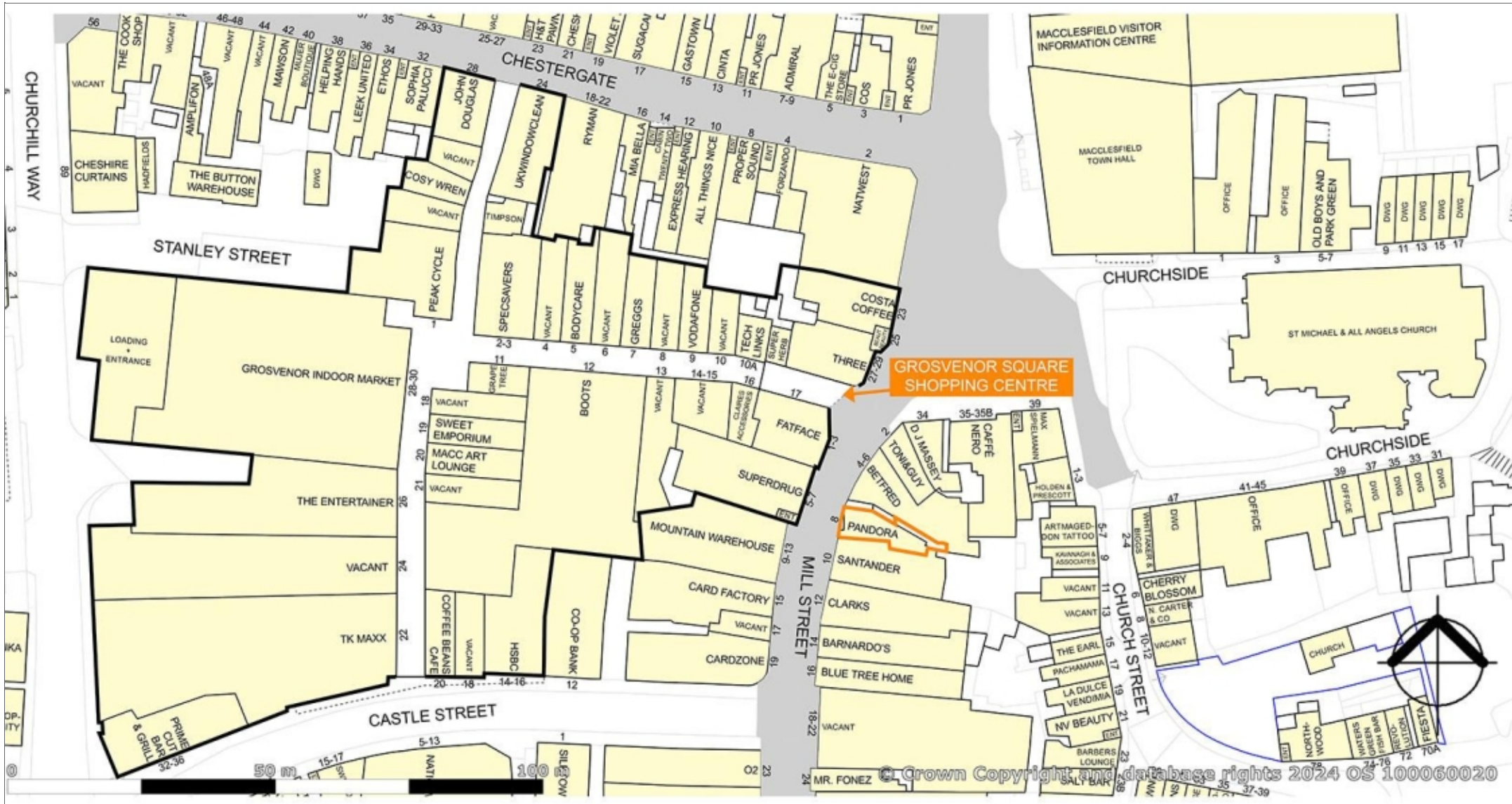
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Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

67 St Thomas Street

Weymouth

DT8 4HB

Matthew Rimmer

01305 768 888

mdr@pengillys.co.uk

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2024