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 **HALLAMS**

Property Consultants

FOR SALE

INVESTMENT PREMISES



UNIT D HEATHER CLOSE, LYME GREEN BUSINESS PARK, MACCLESFIELD, SK11 0LR

Churchill Chambers,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AS

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LOCATION

The premises are located on Lyme Green Business and Retail Park. The site is south of Macclesfield town centre and comprising a mixed use business park incorporating offices, retail, leisure and industry. Heather Close is located directly off the main spine road of the Business Park. The Park is accessed off the main A532 road which links Macclesfield with Leek approximately 12 miles distant and the town centre Silk Road bypass approximate 2 miles distant.

DESCRIPTION

Unit D provides uniform rectangular warehouse premises of modern steel portal framed construction with fair faced brick elevations and an insulated corrugated steel roof. The premises are accessed via the main pedestrian entrance and a full height roller shutter door. Internally the premises comprise of an open plan warehouse space and small office space to the front of the warehouse with the specification including gas powered warm air blowers, roof lights, male and female WC's and kitchen facilities.

FLOOR AREAS (NIA)

Warehouse	7,438 sq ft	691.05 m²
Mezzanine	2,358 sq ft	219.07 m²
TOTAL	9,143 sq ft	849.45 m²

TENANCY SCHEDULE

Terryberry Limited - 10 year FR + I lease from November 2017 at an annual rental of £45,000 pax with rent-review the 5th year and a tenant break clause at year 5.

TERMS

The property is available by way of a long leasehold disposal. The long leasehold interest is a renewable 125 year lease from 1st January 1989 at a Peppercorn rent.

PRICE

Upon Application

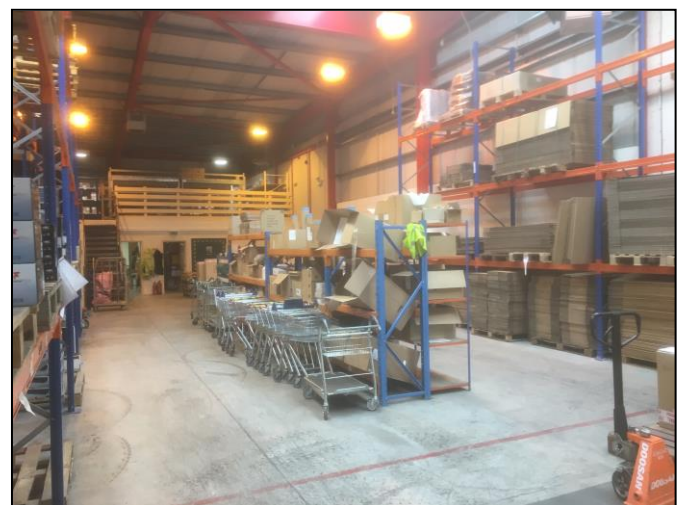
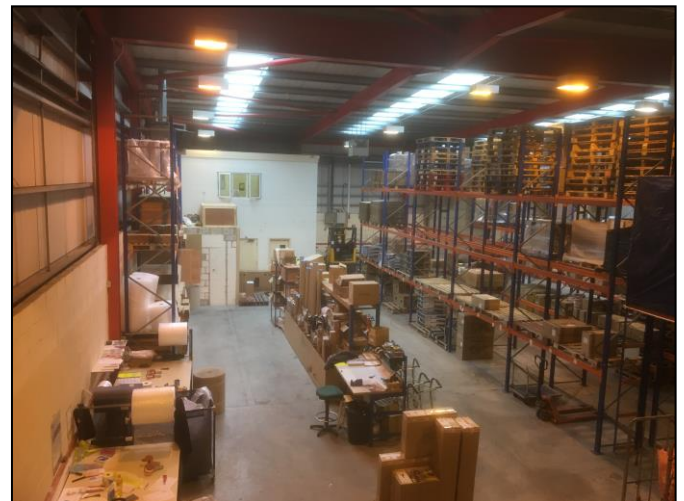
RATES

Rateable Value £39,500

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT



All prices and rents are exclusive of, but may be liable for, VAT. Messers. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messers. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messers. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property