



markwarburton

CHARTERED SURVEYORS

FOR SALE



INCOME GENERATING INVESTMENT PROPERTY, SUBURBAN RETAIL IN DENSELY POPULATED RESIDENTIAL LOCATION.

1,078 sq. ft (100 sq. m)

14 JOHN STREET, MACCLESFIELD, SK11 8BN

PROPERTY DESCRIPTION

A detached former Co-operative store of single storey brick construction with a salt glazed tiled front elevation and aluminium display windows. The property has a bitumen flat roof with brick/salt glazed tile parapet wall edgings. To the right-hand side is a dedicated off-street loading bay providing access to the rear storage/ancillary areas of the property.

Internally the property has an open plan sale/display area to the front and a partitioned area at the rear accommodating storage, kitchen, and ancillary/WC areas. The shop area is fitted out with display wall paneling and has a tiled floor finish and suspended ceiling with strip fluorescent tube lighting and panel diffusers.

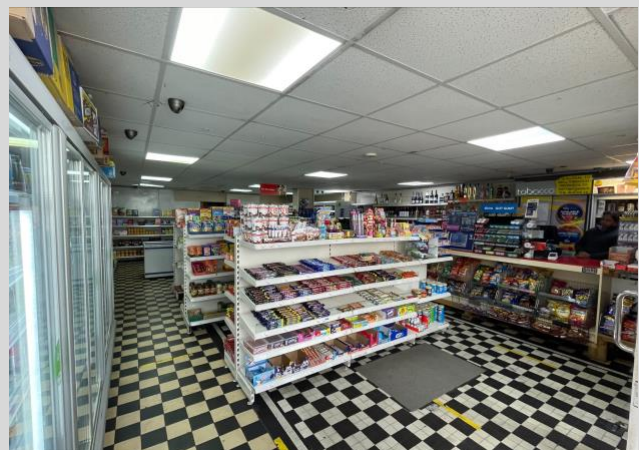
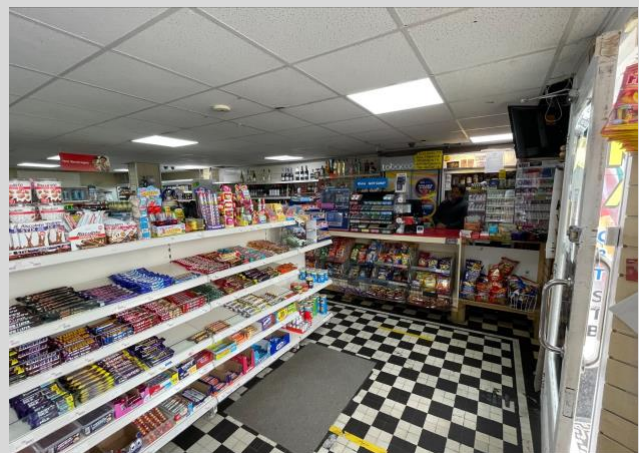
An inspection of the property is recommended to appreciate the opportunity on offer.



PROPERTY LOCATION

Fronting directly onto John Street opposite to the junction with James Street in a densely populated residential suburb approximately 1 mile from Macclesfield town centre.

LOCATION MAP



PROPERTY DETAILS

SERVICES

We understand that all mains' services are available to the property including a gas fired central heating system with wall mounted panel radiators.

RATES

Rateables value of £7,700

ENERGY PERFORMANCE

Certificate on request.

TENURE & LEASE

We understand that the property is owned freehold and is subject to an occupational lease for a term expiring 28/02/26.

The lease is drafted on a full repairing basis and incorporates a tenants break clause on 6 months' notice 28 February 2023 (now passed)

The current rent is £12,000/annum.

Further details on application

SALE PRICE

£175,000



FLOOR AREA

The property extends to a gross internal floor area as follows:

Shop Sales & Display	825 sq. ft	77 sq. m
Rear Stores, Kitchen & Ancillary.	253 sq. ft	23 sq. m
Total:	1,078 sq. ft	100 sq. m

SUMMARY

- Attractive well positioned property
- Less than 1 mile from Macclesfield town centre
- Currently Let to a well-established tenant

VIEWING

Mark Warburton Chartered Surveyors

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