

# MACCLESFIELD RETAIL UNIT TO LET

15-17 Castle Street, SK11 6AF

**LYONS  
THOMPSON  
LETT**  
PROPERTY CONSULTANTS



## Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	593	55
First floor	411	38

## Business Rates

Rateable Value (2020): £19,000

UBR (2019/20): 49.1p

Prospective Tenants are advised to make their own enquiries with the Local Rating Authority to verify the above information.

## VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

## EPC

A full copy of the EPC is available upon request.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Location and Description

The subject property is arranged over ground and first floors, providing a large frontage onto Castle Street, which is a key access route into Macclesfield town centre.

The property is situated in a prime position on Castle Street opposite one of the main entrances into the Grosvenor Centre, close to its junction with the pedestrianised Mill Street.

The premises are adjacent to Nationwide Building Society and Apple Blinds. Other nearby occupiers include TX Maxx, Ladbrokes, HSBC, Co-Operative Bank, O2 and Clintons.

## Lease Details and Rent

The premises are available by way of a new full repairing and insuring lease, for a term to be agreed.

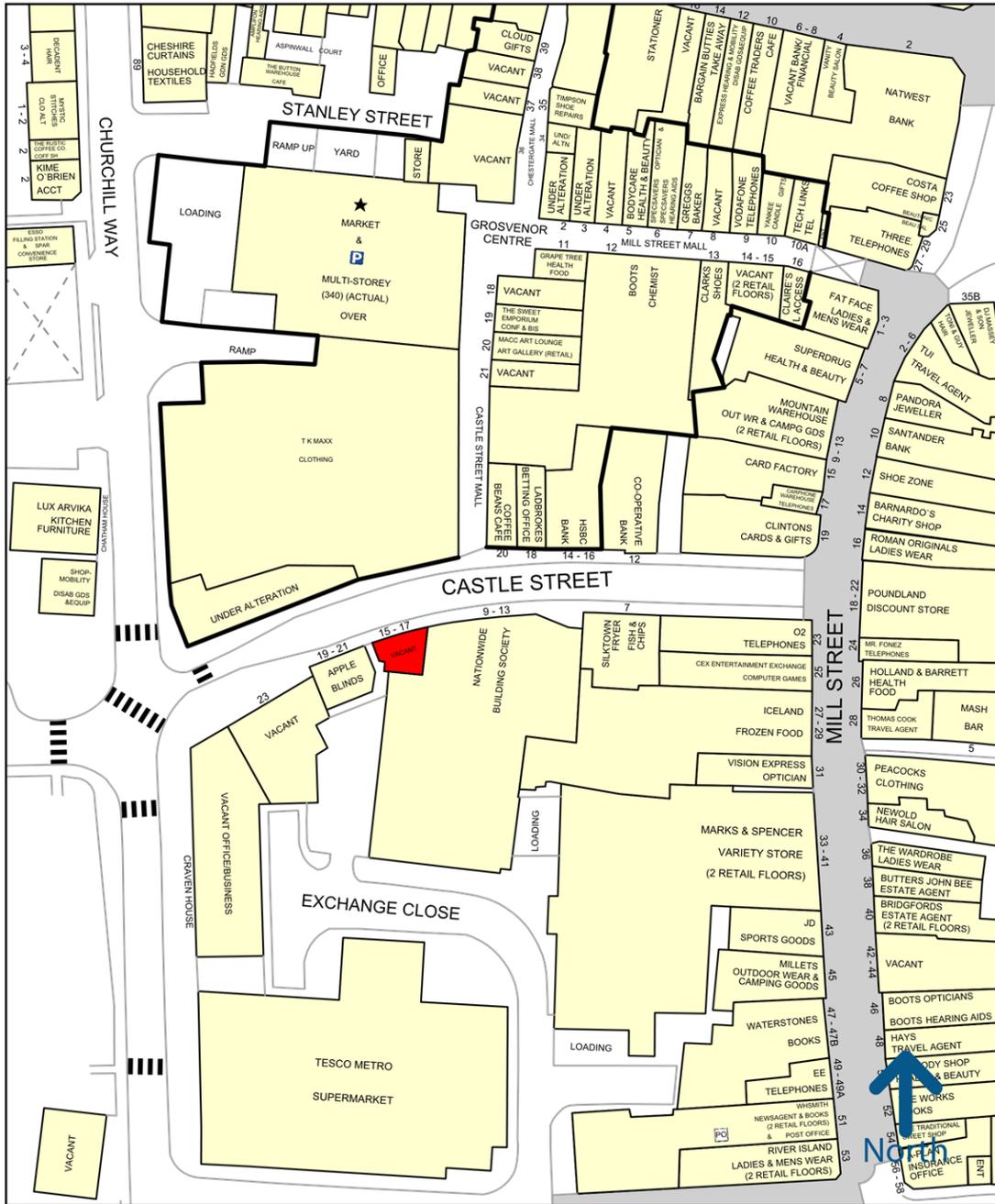
**Rent on application.**

## All Enquiries

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Created By: LTL Property Consultants Limited



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October 2019. Subject to Contract.

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