

## lot 20

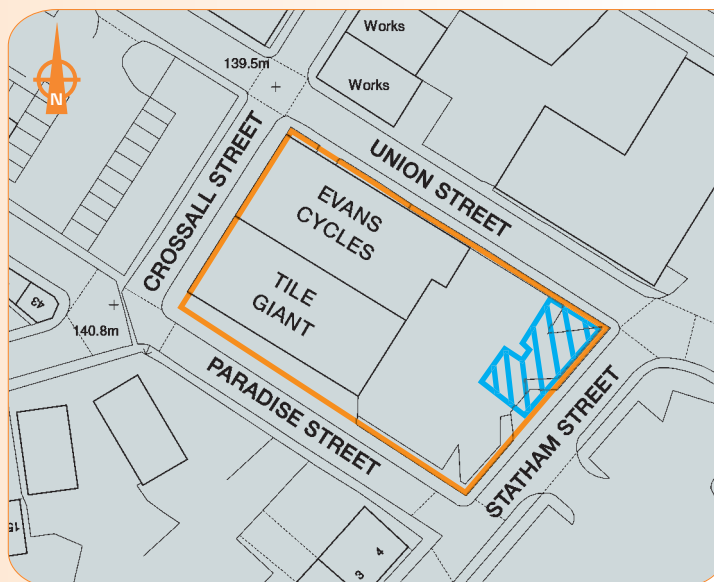
# Units A & B, Statham Street Macclesfield, Cheshire SK11 6QF

Rent  
**£125,000**  
per annum  
exclusive

### Freehold Retail Warehouse Investment

- Two Units let to Travis Perkins (Properties) Limited (t/a Tile Giant) and FW Evans Cycles (UK) Limited (subject to option)
- Established retail warehouse location in affluent market town
- Nearby occupiers include B&Q, Halfords, Topps Tiles and National Tyres & Autocare
- On-site car park for approximately 31 cars





lot 20

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**Location**

Miles: 16 miles south of Manchester  
18 miles north of Stoke-on-Trent  
56 miles north of Birmingham

Roads: A537, M6 (Junction 19)

Rail: Macclesfield (22 mins direct to Manchester Piccadilly)

Air: Manchester International Airport

**Situation**

Macclesfield is an affluent Cheshire market town some 16 miles south of Manchester. The property is situated in a prominent trading location on the western side of Churchill Way, the principal arterial route through Macclesfield town centre, with nearby occupiers including B&Q, Topps Tiles, Halfords & National Tyres & Autocare. The property also benefits from excellent access to the M6 motorway (Junction 19).

**Description**

The property comprises a modern retail warehouse divided into two units, with car parking for approximately 31 cars. The property benefits from a site area of 0.09 hectares (0.23 acres).

**Tenure**

Freehold. A small area hatched blue on the plan is held by way of a 999 year Virtual Freehold from 22nd March 1823 at a rent of approximately £1 per annum.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
A	Trade Counter (B1(c), B2 & B8)	376.43 sq m (4,052 sq ft)	<b>TRAVIS PERKINS (PROPERTIES) LIMITED (t/a Tile Giant) (1)</b>	15 years from 29/05/2007 until 28/05/2022	£60,000	29/05/2017
B	Retail (A1)	547.12 sq m (5,889 sq ft)	<b>FW EVANS CYCLES (UK) LIMITED (2)</b>	10 years from 09/02/2015 until 08/02/2025 (3)	£65,000 (4)	09/02/2020
<b>Totals</b>		<b>923.55 sq m (9,941 sq ft)</b>			<b>£125,000</b>	

(1) For the year ending 31st December 2013, Travis Perkins (Properties) Limited reported a turnover of £76,384,000, pre-tax profits of £41,752,000 and a total net worth of £295,024,000. (Source: www.riskdisk.com 23/04/2015)

(2) For the year ending 2nd November 2013, FW Evans Cycles (UK) Limited reported a turnover of £114,044,000, pre-tax profits of £2,279,000 and a total net worth of £4,937,000. (Source: www.riskdisk.com 23/01/2015)

(3) The lease to FW Evans Cycles (UK) Limited provides a tenant option to determine the lease on 8th February 2020 subject to six months' notice.

(4) For the purposes of clarification, the current rent is £32,500 per annum due to increase to £65,000 per annum from 9th February 2016. The seller has agreed to adjust the completion monies so that the unit will effectively produce £65,000 p.a.x. from completion of the sale.

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**Buyer's Legal Report Service**

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