

Macclesfield King Edward Road Cheshire SK10 1AP

- Freehold Retail Investment
 - Let to Blockbuster Entertainment Ltd
 - Rent Review 2011 outstanding
 - Reversion 2021
 - Current Rent Reserved
- £60,476 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Macclesfield is a market town within the Unitary Authority of Cheshire East, their population is stable at 52,000. Macclesfield is located in the east of Cheshire close to county borders of Greater Manchester to the north, Derbyshire to the east and Staffordshire to the south.

The property is situated on the corner of King Edward Road and King Edward Street, on the A538/A527 roundabout. Occupiers close by include Magnet, Jobcentre Plus and Sainsbury's and the property is a short walk from Chestergate and the Grosvenor Centre. There is free on-street parking to the front of the property.

Description

The property is arranged on ground and part first floor to provide a ground floor retail unit with ancillary accommodation above, which is accessed via a ladder and is not used by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	36.50 m	(119' 9")
Net Frontage	34.80 m	(114' 2")
Return Net Frontage	6.30 m	(20' 8")
Maximum Shop & Built Depth	22.40 m	(73' 6")
Ground Floor – Blockbuster	348.65 sq m	(3,753 sq ft)
Ground Floor (Sub-let)	188.40 sq m	(2,028 sq ft)
First Floor – Blockbuster	110.05 sq m	(1,184 sq ft)
Total	647.10 sq m	(6,965 sq ft)

Tenancy

The entire property is at present let to BLOCKBUSTER ENTERTAINMENT LTD for a term of 25 years from 24th December 1996 at a current rent of £60,476 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. Part of the property has been sub-let to National Schoolwear Centre.

Tenant Information

No. of Branches: 500+ UK stores.

Website Address: www.blockbuster.co.uk

For the year ended 3rd January 2010, Blockbuster Entertainment Ltd reported a turnover of £262,820,000, a pre-tax profit of £4,559,000 and a net worth of £53,905,000. (Source: riskdisk.com 24.08.2011)

VAT

VAT is applicable to this lot.

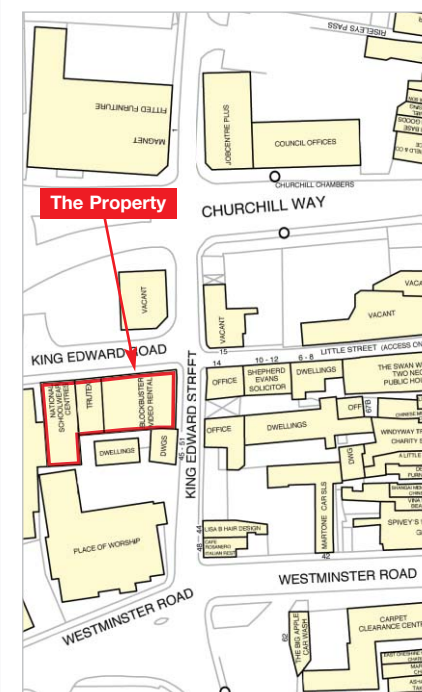
Documents

The legal pack will be available from the website www.allso.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 127 Macclesfield.**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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