Greenham Commercial Ltd
CHARTERED SURVEYORS

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FOR SALE **INVESTMENT PROPERTY**

14 JOHN STREET
MACCLESFIELD
SK11 8BN

LOCATION: The property occupies a prominent position on John Street, situated within a well established residential area of Macclesfield. The surrounding locality comprises predominantly residential housing.

Macclesfield is an affluent market town within Cheshire, approximately 16 miles south of Manchester and 22 miles east of Chester. The town benefits from excellent road communications via the A523, A537 and nearby M6 and M56 Motorways. Macclesfield railway station provides regular services to Manchester, Stockport and London.

DESCRIPTION: The property comprises a detached single storey retail premises extending to approximately 1,000 sq ft. The accommodation is configured as a retail sales area together with ancillary storage and staff facilities. Externally there is a useful loading bay to the side elevation providing convenient servicing and delivery access.

The property occupies a site which may offer future redevelopment potential, subject to obtaining all necessary statutory consents, particularly in the event that the current tenant does not renew their lease at expiry.

14 John Street, Macclesfield

TENANCY: The property is let to an established retail operator trading as a general store on the following principal terms:

Tenant: General Store Operator
Lease commencement: 13 March 2026
Lease term: 10 years
Rent: £14,000 per annum excusive
Rent review: 13 March 2031
Review basis: Upward only open market review
Repairing liability: Full repairing and insuring

The tenant is responsible for repair, maintenance and insurance obligations under the terms of the lease.

PRICE: £225,000 exclusive

VAT: Interested parties should make their own enquiries regarding the VAT status of the property.

EPC: A copy of the Energy Performance Certificate can be made available on request.

INVESTMENT ANALYSIS:

Passing rent: £14,000 per annum exclusive
Asking price: £225,000 exclusive
Assuming purchaser's costs at 3.56%
Net initial yield: 6.01%

ANTI-MONEY LAUNDERING COMPLIANCE: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required for a successful transaction.

COSTS: All figures quoted are exclusive of but may be liable to VAT.

VIEWING: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

5010CJS/AUE/July 26