

**14 JOHN STREET
MACCLESFIELD, SK11 8BN
FOR SALE - £120,000**



**INVESTMENT OPPORTUNITY
RETAIL UNIT ESTABLISHED AS A
CONVENIENCE STORE ON A 15 YEAR
LEASE FROM NOVEMBER 2007
CURRENT RENT £9,000 P.A.**

DESCRIPTION

Situated on the edge of Macclesfield Town Centre within a residential area we are able to offer to the market this investment property which is trading as a general store. The property is let on a 15 year lease from 20th November 2007 for a term of 15 years with a current rent payable of £9,000 p.a. with 5 year rent reviews.

The retail area is open plan and offers approximately 95 sq.m (1024 sq.ft.) with wash room positioned to the rear. To the side of the property there is a loading bay accessed via double opening gates and provides a further 53 sq.m (571 sq.ft.).

SERVICES

Three phase electric, gas and water

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

