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# FOR SALE

GROUND FLOOR RETAIL UNIT WITH A2 PLANNING PERMISSION WITH QUALITY OFFICES ABOVE



**72.31m<sup>2</sup> (779sq.ft)**

8 CHURCH STREET, MACCLESFIELD, SK11 6LB

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Churchill Way,  
Macclesfield,  
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**LOCATION**

The premises are situated on Church Street within the town’s main A2 business centre and lie adjacent to the public pay-and-display car park. Due to its central location, the main town centre shopping area is approximately 150 metres distant, with the main bus and rail terminals being 250 metres distant. The building is also well located for access to the Silk Road (A523), which affords access to Stockport (11 miles) and Congleton (7 miles).

**DESCRIPTION**

The property comprises an attractive traditional brick built property with accommodation over four floors including file storage in the basement. The accommodation consists of a ground floor retail unit with the benefit of A2 Planning Permission. To the first and second floor there are four separate offices. The property is fully self-contained with kitchen and WC facilities.

**FLOOR AREAS**

Ground floor	24.62m <sup>2</sup>	265 square feet
First floor	22.20m <sup>2</sup>	239 square feet
Second Floor	25.49m <sup>2</sup>	275 square feet
<b>Total</b>	<b>72.31m<sup>2</sup></b>	<b>779 square feet</b>

**TERMS**

The property is available by way of a freehold disposal.

**PRICE**

£175,000 exclusive

**RATES**

Rateable Value - £6,400  
Approximate Rates payable 2007/8 - £2822.40  
Rateable Authority – Macclesfield Borough Council.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**VAT**

All prices are exclusive of, but may be liable to, VAT

**VIEWINGS**

Strictly by appointment with the agents.



 **HALLAMS**  
Property Consultants  
**01625 262222**  
[www.hallams.com](http://www.hallams.com)

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