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# FOR SALE

TOWN CENTRE RETAIL PREMISES WITH SCOPE FOR VARIOUS USES SUBJECT TO PLANNING PERMISSION



**264.65m<sup>2</sup> (2,845sq.ft)**

123 CHESTERGATE, MACCLESFIELD, SK11 6DP

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**LOCATION**

The premises are located on Chestergate in a retail area close to the junction with Chester Road and Bond Street. Given the central location the unit has the benefit of being near to the town's main retail uses and thoroughfares. Churchill Way is approximately 250 metres distant and both the town's main rail and bus terminals are within a third of a mile of the property.

Macclesfield is located between Stockport (11 miles) and Stoke on Trent (20 miles).

**DESCRIPTION**

Comprising a traditionally constructed building the unit provides an open plan retail area to the ground floor which leads on to a workshop and storage area to the rear. Further offices and storage areas are located on the first and second floors as well as further storage in two rooms in the basement.

Currently trading as opticians the premises could be converted to other uses, subject to planning.

**FLOOR AREAS**

Ground floor	131.08sq.m (1,411sq.ft)
First floor	79.06sq.m ( 851sq.ft)
Second floor	30.00sq.m ( 323sq.ft)
Basement	24.51sq.m ( 260sq.ft)

**Total 264.65sq.m (2,845sq.ft)**

**TERMS**

The property is available by way of a freehold disposal.

**PRICE**

£320,000 exclusive

**RATES**

Rateable Value - £7,800  
Approximate Rates payable 2007/8 - £3,572.40  
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**  
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