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# TO LET / FOR SALE

## GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR OFFICES



**113.06m<sup>2</sup> (1,217 sq ft)**

**10-12 JORDANGATE  
MACCLESFIELD, SK10 1EE**

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Churchill Way,  
Macclesfield,  
Cheshire, SK11 6AY  
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**LOCATION**

The premises are located on Jordangate within Macclesfield town centre. Jordangate links the inner relief road with the main square in Macclesfield on Market Place. As well as occupying a very central location the premises are within a quarter of a mile of the town’s main bus and rail terminals.

Jordangate benefits from a high footfall due to the Jordangate car park situated at the end of Jordangate, this being one of the main town centre multi-storey car parks.

**DESCRIPTION**

The premises comprise a fully glazed ground floor retail unit with a further store and WCs at ground floor level. At first floor level the premises benefit from three cellular offices and a kitchen. The ground floor has been fitted out to a high standard and is carpeted throughout with air conditioning, suspended ceilings, full alarm and CCTV systems. The first floor offices benefit from carpeting throughout and electric storage heaters.

**FLOOR AREAS**

Ground Floor	61.96m <sup>2</sup>	(667 sq ft)
First Floor	51.10m <sup>2</sup>	(550 sq ft)
<b>Total</b>	<b>113.06m<sup>2</sup></b>	<b>(1,217 sq ft)</b>

**TERMS**

The premises are available via way of a new effective full repairing and insuring lease for a term of years to be negotiated. Alternatively the freehold interest in this property is available.

**RENT**

£18,000 per annum, exclusive

**PRICE**

£235,000 exclusive

**RATES**

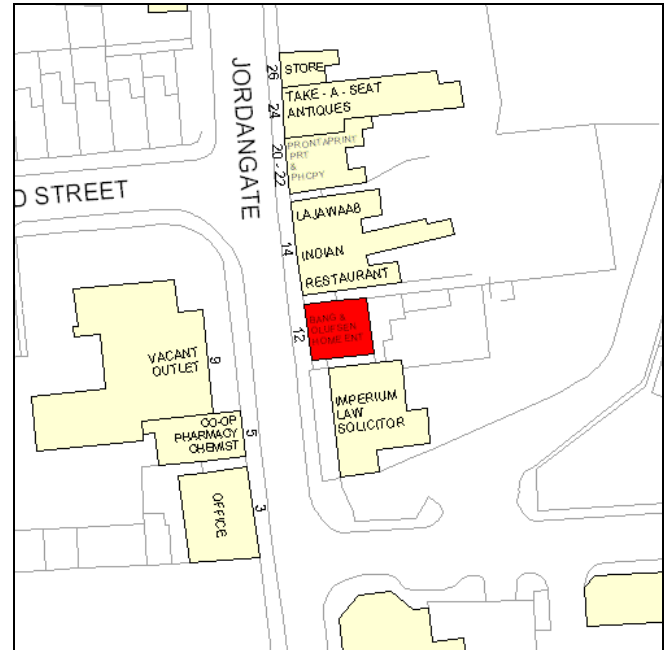
Rateable Value £11,250  
 Approximate Business Rates Payable 10/11 £4,580  
 Local Authority - Macclesfield Borough Council.

**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 sole agents:

Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that:  
 (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) Non of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.