



Members of the Royal Institution of Chartered Surveyors

TO LET

GROUND FLOOR RETAIL UNIT WITH
PART FIRST FLOOR OFFICE SPACE



100.34m² (1,080sq.ft)

22 CHURCH STREET, MACCLESFIELD

Victory House,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AY
info@hallams.com

01625 262222
www.hallams.com



Members of the Royal Institution of Chartered Surveyors



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 premises comprise a ground floor fully glazed retail unit with the benefit of A2 Planning Permission. The ground floor accommodation is predominantly open-plan with a small store to the rear and one further office to the right-hand side of the unit. At first floor level there is a further office, along with kitchen and WC facilities.

FLOOR AREAS

Retail sales area	59.18m ²	(637sq.ft)
Office	11.58m ²	(125sq.ft)
First floor office	29.58m ²	(318sq.ft)
Total	100.34m²	(1,080sq.ft)

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

RENT

£19,000 per annum, exclusive.

RATES

Rateable Value - £14,000
 Approximate Rates payable 2008/9 - £6,468
 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 the 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.