



Members of the Royal Institution of Chartered Surveyors

TO LET

CAR SHOWROOM PREMISES INCLUDING OFFICES AND
WAREHOUSING SUITABLE FOR A VARIETY OF USES
SUBJECT TO PLANNING PERMISSION



2,055 sq ft – 10,081 sq ft

**Former Links Audi Showroom,
Beech Lane, Macclesfield, SK10 2DW**

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

01625 262222
www.hallams.com



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LOCATION

The premises are located fronting onto Beech Lane at the edge of Macclesfield town centre and are situated approximately half a mile from the junction with Hibel Road which affords access to the Silk Road (A523) allowing access to Stockport (12 miles) and Congleton (7 miles). The premises are also within a mile of the prime retail shopping area and the towns' main bus and rail terminals.

DESCRIPTION

The premises comprises of a former car showroom with prominent roadside frontage and extensive car parking. Within the building there are two large showroom areas which benefit from tiled floors, full height glazing and roller shutter door access. The remainder of the building is made up of ground and first floor offices and a large high eaves warehouse which benefits from six roller shutter doors. To the exterior of the property there is an extensive forecourt area and large car parking areas for approximately 70 cars.

FLOOR AREAS

Showroom One	2,055 sq.ft - LET
Showroom Two	2,055 sq ft
Warehouse	2,942 sq.ft
Ground Floor Offices	2,246 sq.ft
First Floor Offices	2,838 sq.ft

TERMS

The premises are available by way of a new full repairing and insuring lease.

RENT

Showroom Two	- £15,000 p.a.
Warehouse	-£15,000 p.a.
Offices	£8 per sq ft

RATES

Approximate Rates Payable:	
Showroom Two	- £8,000 p.a.
Warehouse	- £2,000 p.a.
Offices	- £3.50 per sq ft

LEGAL COSTS

Each party will 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 agent:

HALLAMS
Property Consultants
01625 262222
www.hallams.com

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) None 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.