



Members of the Royal Institution of Chartered Surveyors

 **HALLAMS**

Property Consultants

FOR SALE

OFFICES AND PARKING WITHIN WILMSLOW TOWN CENTRE



65.31 M² (703 sq ft)

38 Manchester Road, Wilmslow, SK9 1BG

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



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LOCATION

The premises are located in Wilmslow town centre on Manchester Road which is just off the A34 affording access to Manchester (14 miles) and Congleton (12 miles).

As well as being on this route, the premises are well located for all the town centre amenities and the railway station is approximately 500 metres distant.

DESCRIPTION

The premises comprise two storied self-contained offices with private car parking to the rear. The building has been completely refurbished in the last five years and provides good quality office space on both floors with a fitted kitchen at ground floor level.

To the rear there are two private parking spaces.

FLOOR AREAS

Ground Floor: 35.77sq.m (385sq.ft)

First Floor: 29.54sq.m (318sq.ft)

TERMS

The freehold interest in the property is available

PRICE

£285,000 exclusive.

BUSINESS RATES

Rateable Value: £8,600

Approximate Rates Payable 09/10: £4,136.60

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

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



VIEWINGS

Strictly by appointment through the sole Agents:

HALLAMS
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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.