



Members of the Royal Institution of Chartered Surveyors

HALLAMS

Property Consultants

FOR SALE

PROMINENT ROAD SIDE RETAIL UNIT



954sq.ft (88.63sq.m)

113 CHESTER ROAD, MACCLESFIELD, SK11 8DL

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



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LOCATION

The premises are situated in a highly visible location on the round-about between Chester Road (A537), Oxford Road and Cumberland Street. Chester Road is one of the main routes into Macclesfield from the west and as such is a busy transport and pedestrian route with very high traffic flow. The property is located within half a mile of the main town centre shopping area. Macclesfield lies between Congleton seven miles to the south, Stockport twelve miles to the north and Knutsford eleven miles to the west.

DESCRIPTION

The property comprises a quadruple fronted corner retail unit which is constructed in attractive Cheshire brick under a pitched slate roof. The accommodation is largely open-plan in nature and is fully self-contained with kitchen and WC facilities.

FLOOR AREAS

Ground floor 753sq.ft (69.96sq.m)
Basement 201sq.ft (18.67sq.m)

TERMS

The premises are available by way of a freehold disposal.

PRICE

£160,000, exclusive.

RATES

Rateable Value - £8,000
Approximate Rates payable 2009/10 - £3,948

LEGAL COSTS

Each party 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 sole agents.

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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.