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# TO LET

## DOUBLE FRONTED RETAIL UNIT



### 1,840sq.ft (170.92sq.m)

CHATHAM HOUSE, CHURCHILL WAY, MACCLESFIELD,  
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## LOCATION

The property is situated in a very prominent trading position along Churchill Way facing the entrance to the Grosvenor Centre car park and the junction with Castle Street. Churchill Way forms the town centre inner ring road and as such is one of the main arterial routes through the town centre. The premises are also located approximately 100 metres from Chestergate which is one of the main pedestrianised shopping streets in the town centre. As well as its central location the property also benefits from being positioned close to the Grosvenor Centre multi storey car park and a third of a mile from the main bus and rail terminals. Macclesfield lies between Stockport (11 miles) and Congleton (7 miles).

## DESCRIPTION

The property comprises a self-contained retail unit which provides a large open-plan retail area with kitchen and WC facilities to the rear. The unit benefits from an excellent retail profile with fully glazed frontage.

## FLOOR AREAS

Measured on a Gross Internal Area  
1,840sq.ft (170.92sq.m)

## TERMS

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

## RENT

£40,000 per annum, exclusive.

## RATES

The property is yet to be separately assessed for rating purposes and is currently included in an assessment for the ground, first and second floors. Interested parties should make their own enquiries to Cheshire East Council on 01625 500500.

## 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.

**HALLAMS**  
Property Consultants  
**01625 262222**  
[www.hallams.com](http://www.hallams.com)

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