



Members of the Royal Institution of Chartered Surveyors

TO LET/MAY SELL

**HIGH QUALITY OFFICE PREMISES
LISTED BUILDING WITH ORIGINAL AND IMPRESSIVE FEATURES
GOOD ON-SITE PARKING**



**362.69m² (3,904sq ft) with potential for 4,000 sq ft
additional new build area**

**CHARLES ROE HOUSE
CHESTERGATE, MACCLESFIELD**

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Churchill Way,
Macclesfield,
Cheshire, SK11 6AY
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LOCATION

The property is prominently situated on Chestergate, immediately at its junction with Churchill Way and the pedestrianised section of Chestergate. The premises lie within 100 metres of the town’s main shopping centre, approximately half a mile distant from the railway station which is on the West Coast main line between London and Manchester. The premises are in the heart of the town centre, therefore providing good access to all town centre amenities.

The subject property is well located for access to the Silk Road (A.523) which affords access to Stockport (11 miles) and Congleton (7 miles).

DESCRIPTION

High quality office accommodation is provided within the substantial stone built Grade II Listed Georgian building which was the home of Charles Roe, Macclesfield’s industrial entrepreneur in the late 18th century. He lived in the house from 1753, shortly after his second marriage, until his death in 1781. The accommodation is predominantly cellular in layout and benefits from many original features. Despite this it has been modernised to provide very good office accommodation. Excellent on-site parking is included at the rear of the premises.

FLOOR AREAS

Ground Floor	1,248 sq ft	(115.94 m ²)
First Floor	1,041 sq ft	(96.71 m ²)
Second Floor	1,168 sq ft	(108.50 m ²)
Basement	447 sq ft	(41.53 m ²)
Total	3,904 sq ft	(362.69 m²)

POTENTIAL EXPANSION

A further 4,000 Sq ft can be made available for a new build extension or alternatively could be used for warehouse/storage facilities.

TERMS

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

RENT/PRICE

Upon application

RATES

Rateable Value : £20,500
 Business Rates Payable 2008/2009 : £9,471 (approx)
 Local Authority : Cheshire East Council

CAR PARKING

Generous on site private parking



LEGAL COSTS

Each party is to be responsible for their own legal costs

VAT

No VAT is Liable on this property

VIEWINGS

Strictly by appointment with sole 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.