



Members of the Royal Institution of Chartered Surveyors

# TO LET

## RECENTLY REFURBISHED GROUND FLOOR RETAIL UNIT WITH BASEMENT



**714 sq ft**

**3 CHESTERGATE MACCLESFIELD**

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## LOCATION

The premises are located on the pedestrianised section of Chestergate, which forms the secondary shopping area of Macclesfield town centre, and lies approximately a quarter of a mile from the towns main bus and rail terminals, and a similar distance from the main A523 town centre bypass, which affords access to Stockport (12 miles) and Congleton (7 miles).

## DESCRIPTION

The premises comprise a ground floor retail unit with basement which is suitable for storage. The ground floor provides good open retail space and has a fully glazed frontage. The premises have recently been refurbished to a high standard including a roller shutter door to the frontage. The unit is ready for immediate occupation by an incoming tenant and is fully self-contained with WC facilities.

## FLOOR AREAS

<b>Ground Floor</b>	39.29m <sup>2</sup>	(423 sq.ft)
<b>Basement</b>	27.03m <sup>2</sup>	(291 sq ft)
<b>Total Floor Area</b>	66.32m <sup>2</sup>	(714 sq ft)

## TERMS

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

## RENT

£16,000 per annum, exclusive

## RATES

Rateable Value: £14,250  
Approximate Rates Payable (10/11): £5,700 p.a.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All prices, rentals and outgoings are exclusive of, but may be liable to, VAT

## VIEWINGS

Strictly by appointment with the 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) 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.