



Members of the Royal Institution of Chartered Surveyors

FOR SALE/TO LET

TWO STOREY OFFICE BUILDING IN TOWN CENTRE
LOCATION WITH PP FOR EXTENSION



160.61m² (1,729 sq ft)

34, CHESTER RD, MACCLESFIELD, CHESHIRE

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LOCATION

The premises are located on Chester Road which is one of the main arterial routes out of the town centre. The property is located within a quarter of a mile of the main town centre shopping area and is within a third of a mile of the town's bus and rail terminals.

Macclesfield lies between Congleton (7 miles) and Stockport (12 miles).

DESCRIPTION

The property is an attractive brick built, blue slate roofed end of terrace office building. The accommodation provided extends over ground, first and second floors. Planning Permission has been granted to extend the office by a further 1,697 square feet.

FLOOR AREAS

Ground Floor

Office 1	18.02m2	194sq ft
Office2	15.79m2	170 sq ft
Office3	27.87m2	300 sq ft

First Floor

Office 4	23.78m2	256 sq ft
Office 5	15.79m2	170 sq ft
Office 6	19.04m2	205 sq ft

Second Floor

Offices 7 and 8	40.3 m2	434 sq ft
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Total	160.61m2	1,729 sq ft
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Planning Permission for:

Ground Floor	58.47m2	629 sq ft
First Floor	59.43m2	639 sq ft
Second Floor	39.82m2	429 sq ft

Total	157.72m2	1,697 sq ft
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TERMS

By way of freehold disposal. Alternatively the property can be leased for a term of years that can be negotiated.

SALE PRICE

£300,000

RENT

£14,000 P.A.

RATES

Rateable Value	
Ground Floor	£3,750
First and Second Floor	£7,000

Rates payable 2009/10 £5,019.75

Local Authority: Cheshire East Council

LEGAL COSTS

Each party is 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 sole agents

HALLAMS
Property Consultants
01625 262222
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