

FOR  
SALE



## DEVELOPMENT OPPORTUNITY

Planning Consent for 4 Apartments

**First Floor**  
**2 Brook Street**  
**Macclesfield SK11 7AA**

- Straight forward conversion
- First Floor of two storey premises

**0161 833 9797**  
**[www.wtgunson.co.uk](http://www.wtgunson.co.uk)**



## Location

The property occupies a prominent corner position at the junction of Brook Street and Sunderland Street in the Park Green area of Macclesfield. This is a pleasant part of town and all the usual amenities are readily available.

## General Description

The property comprises essentially the first floor of a two storey building although it does benefit from its own private hallway at street level. Last used as a fitness centre, the space is bright and airy and offers a straightforward redevelopment proposition.

Planning consent has been granted for the extension and conversion of the space into four self contained apartments. Application No 16-0184M.

Plans are attached.

## Tenure

The property is being sold by way of a long leasehold interest.

## Price

£200,000.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## Viewing

Strictly by prior appointment with the sole agent  
W T Gunson for the attention of Mark Grayshon

[mark.grayshon@wtgunson.co.uk](mailto:mark.grayshon@wtgunson.co.uk)

Date of Preparation 13/12/16

