



Members of the Royal Institution of Chartered Surveyors

# FOR SALE

# RETAIL UNIT - 593 Sq Ft



- **Excellent Frontage**
- **Prominent Retail Showroom Unit**
- **Ground & 1<sup>st</sup> Floor**
- **Centre of Macclesfield**
- **Investment**



**64 Hurdsfield Road, Macclesfield, SK10 2QJ**

Churchill Chambers,  
Churchill Way,  
Macclesfield,  
Cheshire, SK11 6AS

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

## LOCATION

The premises are located along Fence Avenue at its junction with Hurdsfield Road (A5002), which forms one of the main arterial routes out of Macclesfield town centre. Hurdsfield Road joins with the Macclesfield bypass (Silk Road) approximately a quarter of a mile from distant from the subject unit. The property lies approximately a third of a mile from the town's main bus and rail terminals. Rail services can be found at both Macclesfield and Stockport and Manchester International Airport is a mere 20 minute drive. Poynton lies between Stockport (7 miles) and Macclesfield (5 miles).

## DESCRIPTION

The property comprises of a two storey premises just outside the main Macclesfield town centre. The property is currently occupied by NC News & Booze with the ground floor a newsagents and the first floor a large store room. There appeared to be a rear yard and access but the rear door had been covered up. Internally the property is in a reasonable condition with a mixture of flooring, plastered walls and is heated via electric heaters. The first floor is carpeted throughout.

## TENNANCY SCHEDULE

The property is let on an effective FRI lease to NC News & Booze at £3,500 per annum.

## FLOOR AREAS (NIA)

Ground Floor	325 sq ft	30.23 m <sup>2</sup>
First Floor	268 sq ft	24.94 m <sup>2</sup>
<b>Total</b>	<b>593 sq ft</b>	<b>55.17 m<sup>2</sup></b>

## TERMS

The property is available on a Long Leasehold for 999 years from 1<sup>st</sup> March 1848 at an annual rent of £1.35

## PRICE

£74,000 Exclusive

## RATES

Rateable Value £3,200

## LEGAL COSTS

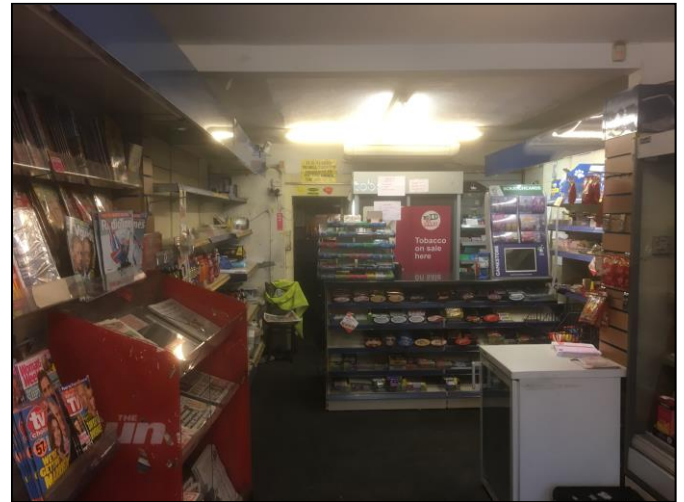
Each party will be responsible for their own legal costs.

## VAT

All prices and rents are exclusive of, but may be liable to VAT.

## VIEWINGS

Strictly by appointment with sole agents Hallams Property Consultants.



Messers. Hallams Property Consultants LLP 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, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messers. Hallams Property Consultants LLP 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 Messers. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property