

# TO LET



Commercial/Office/Restaurant/Cafe/Retail/4,805 sq ft (446 sq m)/£38,500 per annum

**29 – 33 Chestergate, Macclesfield**

Cheshire, SK11 6AN

**Walton Goodland**

[agency@walgoodland.com](mailto:agency@walgoodland.com)

01228 514 199 (Carolyn Hardy/Michael Walton dealing)



## THREE STOREY RETAIL PROPERTY IN PROMINENT LOCATION OPPOSITE GROSVENOR SHOPPING CENTRE

- FULLY AIR CONDITIONED THROUGHOUT
- ON-SITE UNDER COVER PARKING FOR 4 CARS
- ALTERNATIVE USES CONSIDERED S.T.P.

## DESCRIPTION

A prominent three-story retail property located opposite Grosvenor Shopping Centre, comprising ground floor retail space (currently used as a banking hall) with upper floor offices. There is a basement to the property comprising plant room and stores.

## LOCATION

The property is located on the pedestrianised Chestergate, just off Mill Street, to the edge of Macclesfield town centre.

Macclesfield is located in east Cheshire with Manchester to the north and the Peak District National Park to the east.

## SERVICES

All mains services are connected to the property.

The tenant is responsible for the payment of all utilities.

## RENT

£38,500 per annum exclusive of business rates, VAT and all other outgoings.

## LEASE

A new lease to be agreed for a term of years on full repairing and insuring terms.

## VAT

VAT is not payable in addition to the rent.

## ACCOMMODATION

The property comprises the following approximate areas:-

### GROUND FLOOR

Retail – 1,738 ft<sup>2</sup> (162 m<sup>2</sup>)

### FIRST FLOOR

Offices – 1,328 ft<sup>2</sup> (123 m<sup>2</sup>)

Staff Toilets

### SECOND FLOOR

Offices – 889 ft<sup>2</sup> (83 m<sup>2</sup>)

Staff Toilets

### BASEMENT

Stores & Plant Room – 849 ft<sup>2</sup> (79 m<sup>2</sup>)

### TOTAL

4,805 ft<sup>2</sup> (446 m<sup>2</sup>)

### OUTSIDE

The property benefits from a garage to the rear, accessed from King Edward Street.

## RATEABLE VALUE

Shop & Premises – RV £43,000

Interested parties are advised to make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E102.

## VIEWINGS

Please contact Walton Goodland.

Strictly no approach is to be made to the existing tenants.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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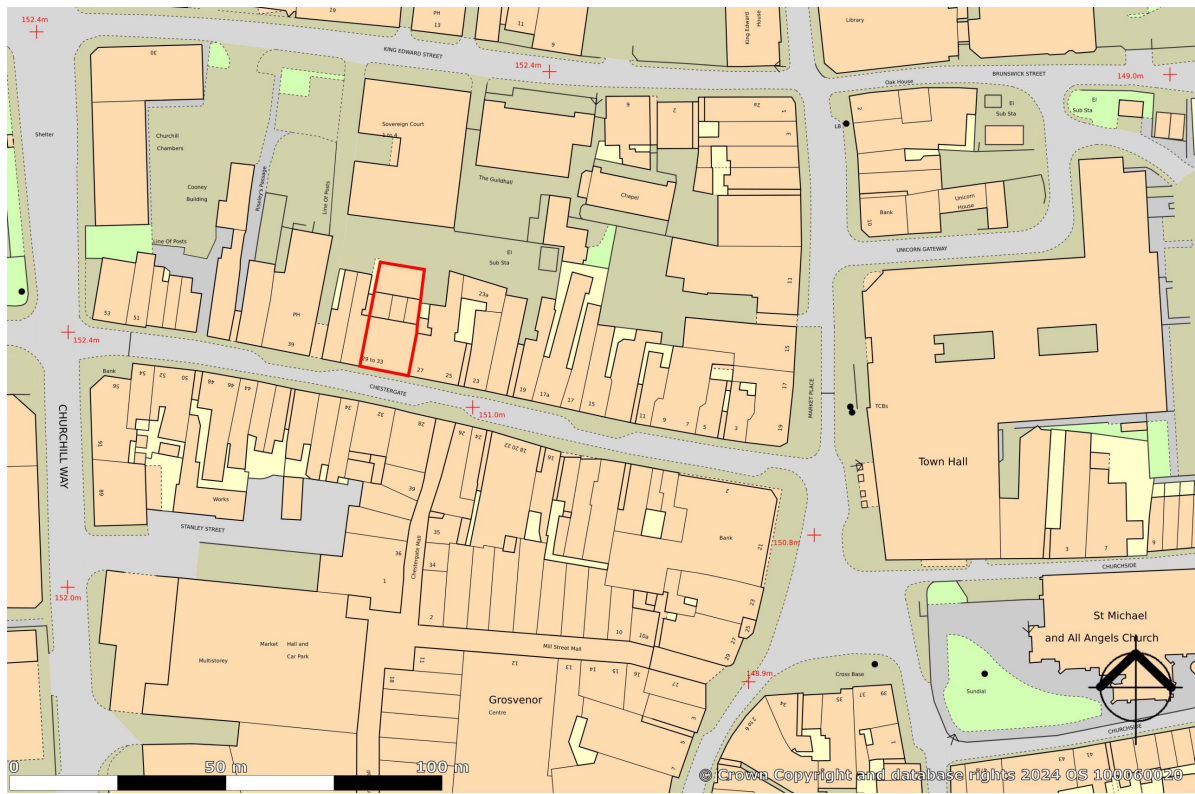


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