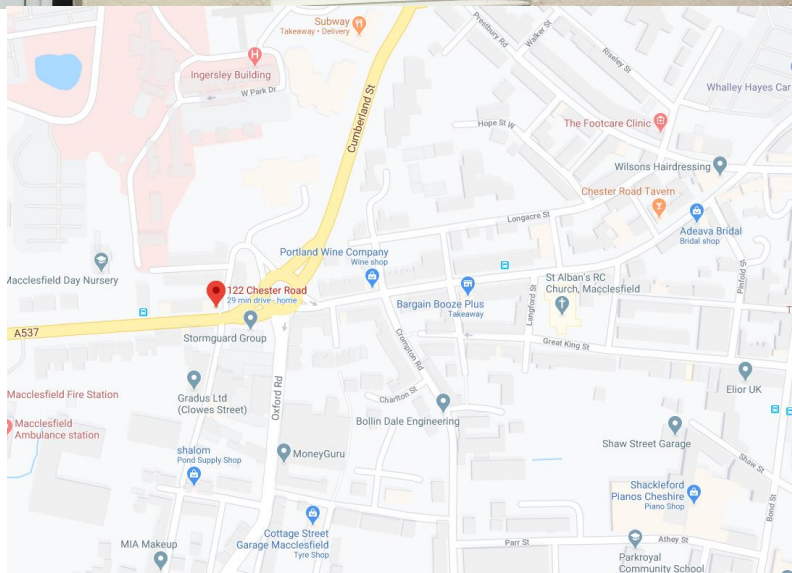




Members of the Royal Institution of Chartered Surveyors

# FOR SALE

# RETAIL PREMISES



- **DEVELOPMENT OPPORTUNITY**
- **SELF CONTAINED**

**122 CHESTER ROAD, MACCLESFIELD, SK11 8PT**

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

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

# MACCLESFIELD



Situated a short distance from Macclesfield town centre with the wide range of local shops, bars and restaurants that the market town has to offer. The property benefits from having easy access to a number of transport links via rail, road and airport. All of this along with the fact that the property is close to a number of highly regarded schools means the property is ideally located.

The property is situated next to Chestergate where the new Picturedrome, the pop up food hall which is approximately a 7 minute walk from the property.



Messrs. 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 Messrs. 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 Messrs. 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



## DESCRIPTION

The property comprises of a double storey unit, with separate access for the ground and first floor. The property consists of a former fish & chip takeaway on the ground floor split into a couple of rooms. The first floor has previously been used for residential purposes may however need further development work.

## FLOOR AREAS (NIA)

Ground Floor Sales	659 sq ft	61.25 m <sup>2</sup>
First Floor Ancillary	720 sq ft	66.9 m <sup>2</sup>
<b>Total</b>	<b>1,379 sq ft</b>	<b>128.16 m<sup>2</sup></b>

## TERMS

The property is to be offered with vacant possession.

## PRICE

£190,000

## RATES

Rateable Value Ground Floor - £3,950  
Cheshire East

## 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.

