

TO LET/MAY SELL

34.10 sq m (367 sq ft)



**REFURBISHED TOWN CENTRE RETAIL/
OFFICE PREMISES WITH REAR YARD**

**24 SUNDERLAND STREET
MACCLESFIELD SK11 6JL**

Location: The property is situated on Sunderland Street within easy walking distance of Macclesfield's main retail core and commercial centre and benefits from a substantial enclosed rear yard together with modernised accommodation throughout. Macclesfield railway station is approximately 2 minutes' walk away and provides regular services to Manchester Piccadilly, Stockport, Stoke-on-Trent and London Euston. The property is also close to the bus station, the Silk Road which provides convenient access to the regional motorway network and Manchester Airport, numerous cafes, restaurants and the Super Surgery.

Description: The property comprises a self contained ground floor retail premises and ancillary first floor accommodation together with a generous enclosed rear yard. It falls within **Use Class E**, making it suitable for a wide range of occupiers. The accommodation has recently undergone a comprehensive refurbishment including:

- New aluminium shop front
- New tiled flooring
- New gas fired central heating system
- Radiators throughout
- Redecorated internal accommodation
- Modernised presentation

24 Sunderland Street, Macclesfield

Accommodation:

Ground floor sales area:	19.79 sq m (213 sq ft)
First floor:	14.31 sq m (154 sq ft)
Total Internal Area:	34.10 sq m (367 sq ft)

Rent: £9,000 per annum exclusive

Sale Price: On application

Lease: The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates: The property currently has a **rateable values** of **£3,950**. Tenants can claim small business relief at 100% with a rateable value of less than £12,000, subject to certain caveats. Interested parties should make their own enquiries with the Local Rating Authority regarding payable rates and any available relief.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.