

Greenham Commercial Ltd

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Property Details

1 MARKET PLACE MACCLESFIELD SK10 1EB

Leasehold £7,500 per year



TO LET 84 sq m (904 sq ft) (MAY SPLIT)

**PROMINENT FIRST FLOOR OFFICES
IN THE CENTRE OF TOWN**

**1 MARKET PLACE
MACCLESFIELD SK10 1EB**

LOCATION: The offices are prominently located close to Macclesfield's public Library above Margin Music. The entrance to the offices is on King Edward Street.

ACCOMMODATION: The three offices form part of an attractive listed building. There are shared kitchen and WC facilities on the same floor. If required some modern office furniture can be provided.

There are central heating radiators in the office from a central boiler serving the whole building.

FLOOR AREA AND DIMENSION:

Office 1: 5.79 m x 5.18 m (max)
Office 2: 3.99 m x 3.30 m (max)
Office 3: 8.53 m x 5.49 m (max)
Net Office Area 84 sq m (904 sq ft)

SERVICES: We understand that all mains services are connected or available to the property.

RATING ASSESSMENT: The offices are not presently separately assessed.

EPC: A copy of the Energy Performance Certificate can be made available on request.

LEASE: The property is offered on a new lease for a term to be negotiated with suitable rent review provisions. The tenant is to be responsible for internal repairs and to contribute a proportionate amount to the cost of outside repair, maintenance and insurance.

SERVICE CHARGE: There will be a service charge to cover the proportionate cost of maintaining the common entrance hall, WCs, kitchen and the provision of central heating.

RENT: £7,500 per annum plus rates and other outgoings.

COSTS:

1. All figures quoted are exclusive of VAT where applicable.
2. The ingoing tenant to be responsible for all landlords' reasonable legal costs and stamp duty incurred in connection with the transaction.

VIEWING: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

1998(O)CJS/AUE310114

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.

Reference #: 1998(O)



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