

RORY MACK

ASSOCIATES

FOR SALE:

£675,000

Unit 1 and 2 Cotton Court

Holmes Chapel, Cheshire, CW4 7ET



- Prestigious landmark office building
- Refurbished to a very high standard throughout
- Onsite car parking for up to 40 vehicles
- Would suit alternative uses (STP)
- Total GIA of 4,565 sq.ft.
- EPC: Band C - 66

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Rory Mack Associates Ltd.
Registered in England & Wales.
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GENERAL DESCRIPTION

A prestigious landmark office building located a stones throw from junction 18 of the M6. The property benefits from full modernisation to include; uPVC double glazing, air conditioning throughout, two fitted kitchens and a car park for up to 40 vehicles. The property has a gross internal area of approximately 4,565 sq.ft. however, could be split into two quite easily. The property lends itself to a number of different uses (STP).

LOCATION

Located just off junction 18 of the M6, if you take the third exit at the roundabout, the property is located on the left of Middlewich Road (A54). As referenced on the attached plan.

SITE AREA

Ground floor

Office accommodation to include kitchen and WC's: 2,676 sq.ft.

First floor

Open plan office accommodation: 1,889 sq.ft.

Total GIA 4,565 sq.ft.

SERVICES

Mains electricity, water and drainage are connected, the office also benefits from air conditioning units throughout as well as a fire alarm and an intruder alarm. Please note, no services have been tested by the agents.

VAT

The sale price is not subject to VAT.

EPC

Band C – Asset Rating 66

BUSINESS RATES

Rateable Value: £36,500

Rates Payable: £17,921.50 (19/20)

TENURE

Available freehold, subject to contract. Each party is to bear their own legal fees in relation to this transaction.

PLANNING PERMISSION

We believe the premises has the benefit of B1 (Office) and A2 (Financial and Professional services), however we would suggest any interested parties make their own enquiries to Cheshire East Council.

C02199/29082019

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Strictly by appointment through agents:

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