



barkerproudlove  
retail property consultants

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HIGH STREET PROPERTY / CLASS E  
56 Chestergate, Macclesfield, SK11 6BU



**Price:** Offers in the region of **£495,000**

**Total Floor Area**

3,899 sq ft / 362.21 sq m

**FOR  
SALE**

**Viewing strictly through the sole agent.**

Barker Proudlove

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**In partnership with:**





**Location:**

Macclesfield is an affluent Cheshire market town located on the border of the Peak District National Park. The town is well located approximately 15 miles south of Manchester and 18 miles north of Stoke on Trent. The town boasts excellent road links with the A537 & A525 providing direct routes to the M6 to the west.

The subject property occupies a prominent corner position at the end of the pedestrianised section of Chestergate with return frontage onto Churchill Way. The property is highly visible from Churchill Way and is surrounded by a number of restaurant/bar operators and independent retailers. Nearby retailers include, Picante at the Copper Room, Cheshire Curtains, Domino's, Georgian Café and Chestergate Bistro.

**Sale Price:**

Offers in the region of £495,000

**Tenure:**

Freehold with vacant possession.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

Floor Area	sq m	sq ft
Ground Floor	137.20	1,477
First Floor	128.21	1,380
Basement	96.80	1,042
<b>Total</b>	<b>362.21</b>	<b>3,899</b>

**Business Rates:**

The premises currently has a Rateable Value of £30,750.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business.

More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**EPC:**

Energy Performance Asset Rating – Available on request.

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date prepared:**

August 2023

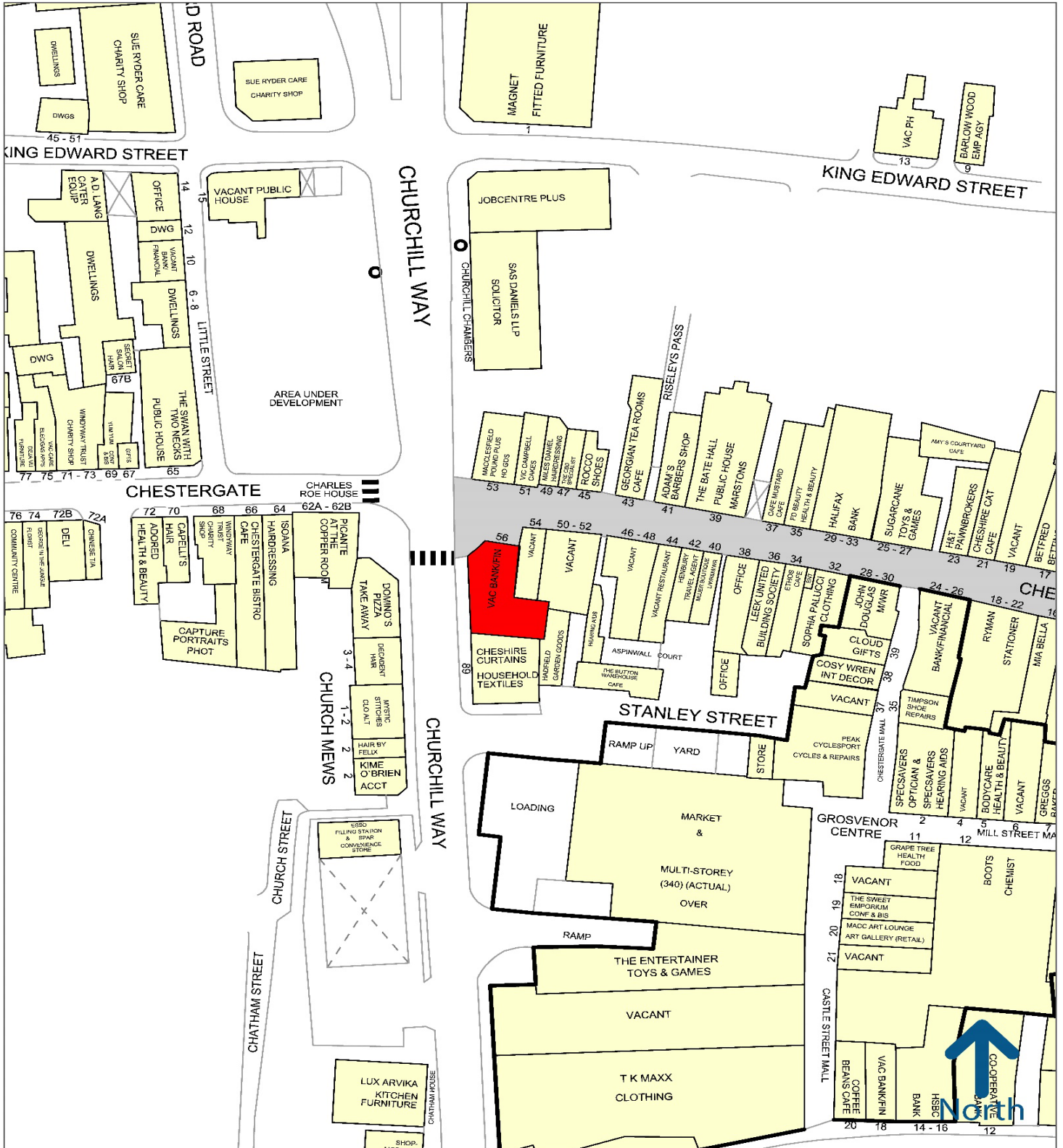
*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction*

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Macclesfield



50 metres

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