



## 15 Manchester Road

Chapel-en-le-Frith, High Peak, SK23 9SR

### **Workshop with Offices above - Suitable for a Wide Range of Uses**

**2,254 sq ft**  
(209.40 sq m)

- Suitable for a Variety of Uses
- Self-Contained
- Prominent Location
- On-Site Parking 4-5 Vehicles
- Brand New Windows, Lighting and Electrics
- Roller Shutter Access
- Three-Phase Electricity Supply
- New Insulated Roof

# 15 Manchester Road, Chapel-en-le-Frith, High Peak, SK23 9SR

## Summary

<b>Available Size</b>	2,254 sq ft
<b>Rent</b>	£1,500 per month
<b>Rates Payable</b>	£1.53 per sq ft Occupier likely eligible for 100% small business rates relief.
<b>Rateable Value</b>	£6,900
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

15 Manchester Road is a prominent detached commercial unit providing a highly adaptable mix of workshop, storage, and office accommodation. Extending to approximately 2,254 sq ft over two floors, the building would suit a wide range of occupiers such as light industrial, trade counter, or service-based businesses, subject to any necessary consents.

The property has been significantly improved in recent years, including a new insulated roof, upgraded 3-phase electrics, new double-glazed windows, and full external re-rendering. The ground floor is accessible via a roller shutter door and includes a range of workshop and ancillary areas, while the first floor offers useful office or additional storage space. Multiple access points provide practical layout options, and parking is available on-site for 4–5 vehicles.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,447	134.43	Available
1st	807	74.97	Available
<b>Total</b>	<b>2,254</b>	<b>209.40</b>	

## Location

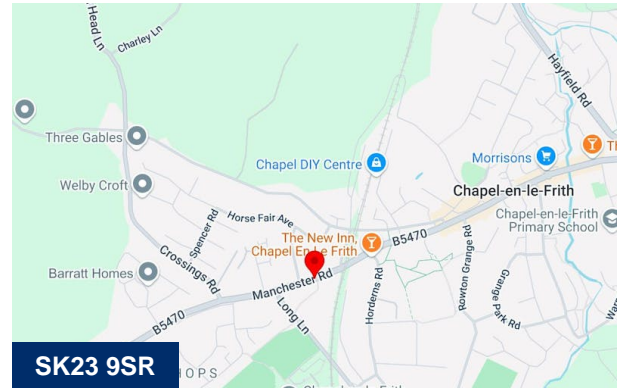
The property occupies a prominent roadside position on Manchester Road, one of the main routes through Chapel-en-le-Frith. This well-connected High Peak town provides a good range of local amenities and services, with convenient access to Buxton, Stockport, and Manchester via the nearby A6. Chapel-en-le-Frith railway station is also within walking distance, offering direct connections to regional destinations.

## Viewings

Viewings strictly by appointment only with agents Hallam's Property Consultants.

## Terms

The premises are available by way of a new lease for a term of years to be negotiated.



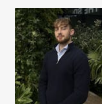
## Viewing & Further Information



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### Ed Hobson

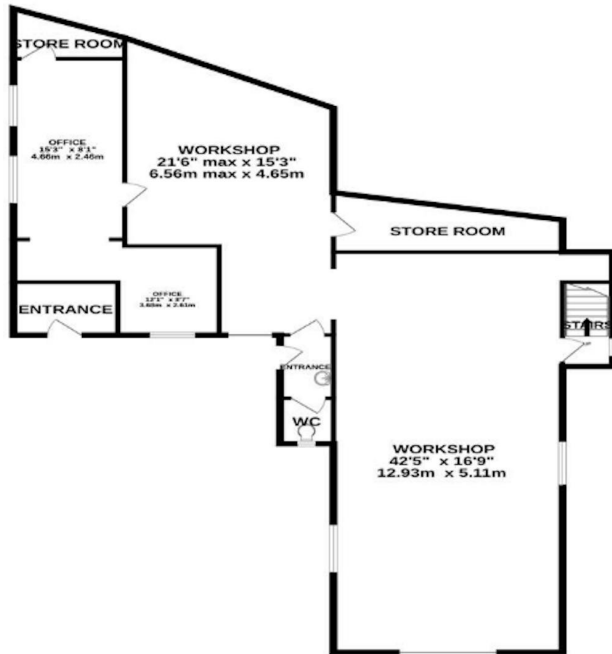
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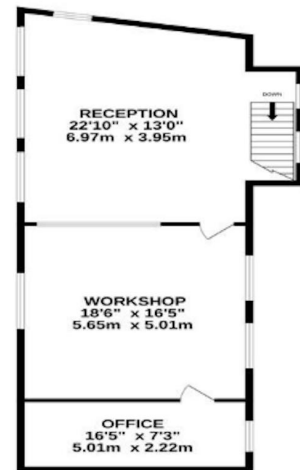




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrox ©2023

