

TO LET

227 sq m (2448 sq ft)



A FULLY FITTED LICENSED CAFÉ/RESTAURANT

**43 CHESTERGATE
MACCLESFIELD
SK11 6BD**

This is a rare opportunity to acquire a licensed restaurant on the pedestrianised section of Chestergate.

The premises are arranged over three floors with the kitchen at the rear of the ground floor and an attractive bar in the main area. There are male and female WCs at first floor level. The building is currently configured for 95 covers over the three floors.

The main area benefits from air conditioning and gas central heating to radiators. There is CCTV throughout and a music system.

43 Chestergate, Macclesfield

An alcohol and entertainment licence has been held at the property in the past.

There is a spacious second floor to the premises.

NET DIMENSIONS:

Ground floor (including store and kitchen)	1,035 sq ft
First floor	572 sq ft
Second floor	<u>841 sq ft</u>
	2,448 sq ft

LEASE: The property is available by way of a new lease for a term to be negotiated at a commencing **Rental of £20,000** per annum.

FIXTURES AND FITTINGS : The premises come with all kitchen and trading equipment.

RATING ASSESSMENT: We understand from the Valuation Office website that the property has a **Rateable Value of £18,500** under the 2023 Rating List. The rates payable are calculated by multiplying the rateable value by the uniform business rate multiplier for the current year. In certain cases there may be relief for small businesses. Further information can be obtained from the Local Authority.

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

COSTS:

1. All figures quoted are exclusive of but may be liable to VAT.
2. The ingoing tenant to be responsible for all landlords' reasonable legal costs incurred in connection with the preparation of the lease.

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

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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.