

**FOR SALE**

**126.1 sq m (1,357 sq ft)**



## GROUND FLOOR OFFICE PREMISES

### GEORGES COURT CHESTERGATE MACCLESFIELD SK11 6DP

**Description:** A well presented ground floor office suite forming part of a converted mill building with residential apartments situated above. The property offers a versatile range of office accommodation suitable for owner occupiers, investors, professional practices, consultancy businesses or appropriate alternative users falling within commercial Class E.

The property is arranged to provide a combination of open plan and cellular office space comprising:

- Reception area
- Large main office
- Various smaller private offices/meeting rooms
- Store room
- Communications/server room
- Kitchen facilities
- Male and female WC facilities

The property benefits from:

- Gas fired central heating serving radiators
- LED lighting throughout
- Attractive converted mill setting
- Car parking to the front elevation

## **Georges Court, Chestergate, Macclesfield**

**Location:** The property occupies a convenient position within Georges Court on Chestergate in Macclesfield town centre and is close to a wide range of local amenities. Macclesfield is a popular Cheshire market town situated approximately 16 miles south of Manchester and benefits from excellent transport connectivity. Macclesfield railway station provides regular direct services to Manchester and London, whilst the town is easily accessible via the A523, A537 and the wider north west motorway network including the M6 and M56.

Macclesfield is recognised for:

- Strong levels of owner occupation
- Skilled and professional workforce
- Good transport links and connectivity
- Attractive town centre and surrounding countryside
- Established business and residential community

**Price:** Offers in the region of **£175,000** exclusive

**Tenure:** The property is held on a 999 year leasehold interest. There is a service charge to cover shared costs at the development.

**Business Rates:** The property has a rateable value of £15,000. Interested parties are advised to make their own enquiries with the Local Rating Authority.

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

**ANTI-MONEY LAUNDERING COMPLIANCE:** In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required for a successful transaction.

**COSTS:** All figures quoted are exclusive of but may be liable to VAT.

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

5000CJS/AUE/May 26

**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.**