

# TO LET

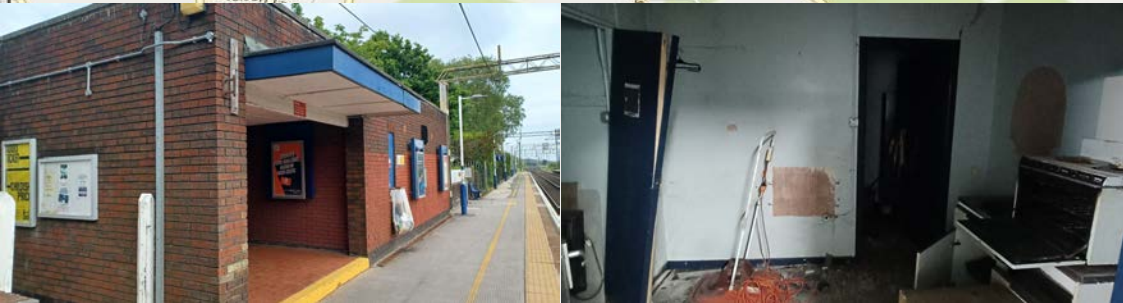
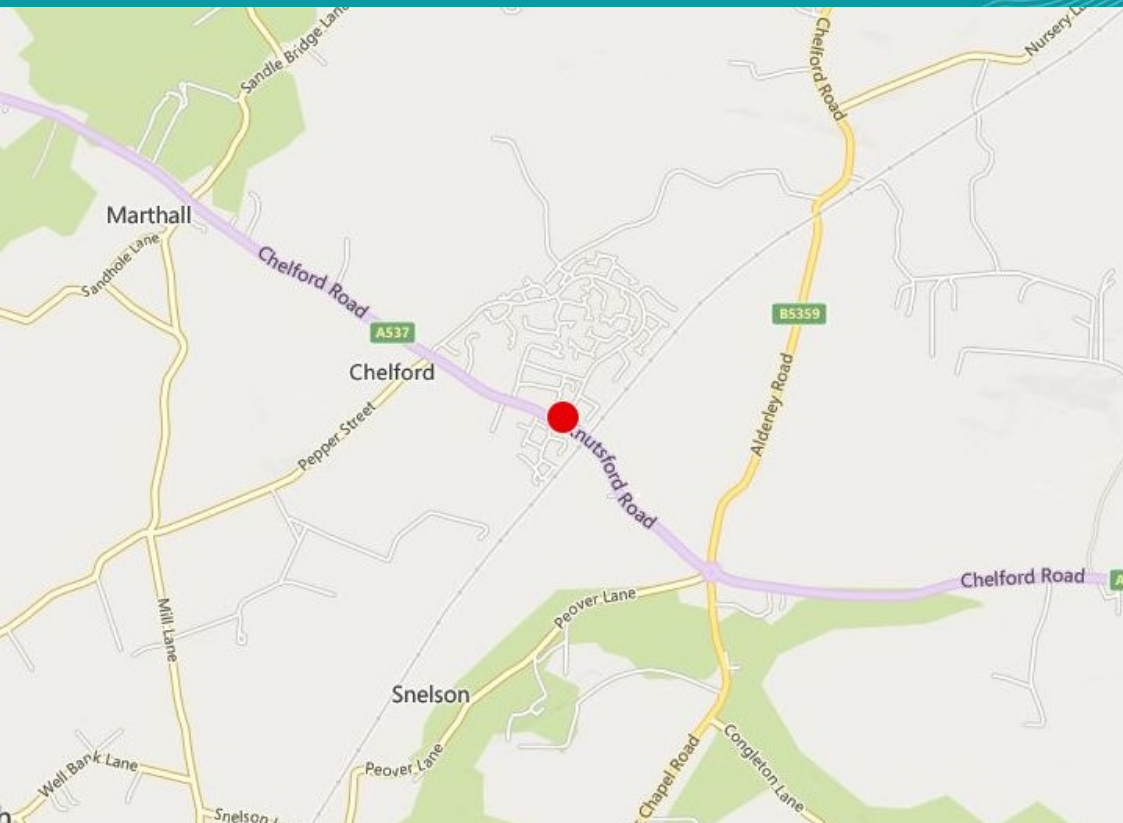
- ✓ Former Ticket Office
- ✓ Situated fronting the station car park
- ✓ Annual Station Footfall of 38,906 (pre-COVID)
- ✓ New Lease Available
- ✓ Services to Manchester and Crewe
- ✓ Close to a number of retailers including Chelford Gym



Chelford Station, Station Road, Macclesfield SK11 9AX

Commercial Opportunity

# Chelford Station, Station Road, Macclesfield SK11 9AX



## DESCRIPTION

On behalf of Northern, an opportunity is available for the former ticket office which is situated fronting the station car park.

The premises are in close proximity to local housing which front on to Station Road which leads to the A537 and several local retailers including a butchers.

Northern are inviting offers for a business use.

## SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

## INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.

## LOCATION

Chelford Station is located in Cheshire, on the Crewe to Manchester Line and is 6 miles west of Macclesfield and 6 miles south east of Knutsford.

The station is located in close proximity to the A537 (Knutsford Road) which runs along the edge of the village.

There is a variety of residential and commercial properties in close proximity to the station.

## RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent or a straight rental without

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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