

Energy performance certificate (EPC)		
80 Moss Lane MACCLESFIELD SK11 7TT	Energy rating C	Valid until: 30 June 2034 Certificate number: 2632-8674-2306-1171-9414

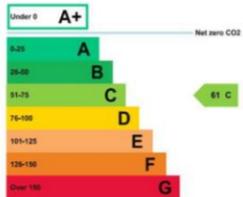
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	59 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)		
80a Moss Lane MACCLESFIELD SK11 7TT	Energy rating D	Valid until: 30 June 2034 Certificate number: 0370-2948-2360-2524-2985

Property type	Top-floor flat
Total floor area	62 square metres

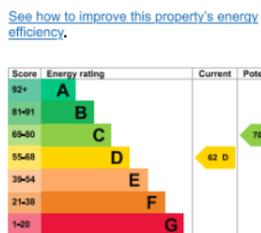
Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

[See how to improve this property's energy efficiency.](#)

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

80 & 80a Moss Lane
Macclesfield, Cheshire SK11 7TT

Selling Price: £285,000

- OPPORTUNITY TO PURCHASE PROPERTY WITH THREE INCOME STREAMS
- SPACIOUS SHOP PREMISES (CURRENTLY LET)
- TWO BEDROOM FIRST FLOOR FLAT (CURRENTLY LET)
- GARAGE (CURRENTLY LET)
- OFF ROAD PARKING
- CLOSE TO FOOTBALL GROUND & LOCAL BUSINESSES

Opportunity to purchase this investment property which comprises business and residential property, which provides a good potential rental return.

The elements making up the investment include a first floor two bedroom apartment, which is currently let at £550 PCM, a ground floor corner retail premises currently let at £875 PCM on a long lease and is run as a café business, and a garage currently let at £100 PCM.

The three elements bring a healthy income and a potentially good return on investment.

The property is ideally located on a well-used road with lots of passing traffic, good proximity to the local football ground and local businesses.

A good investment opportunity with three income streams.

The accommodation briefly comprises:
(all dimensions are approximate)

MAIN SHOP PREMISES (80 Moss Lane) :

Front Shop Area 23' 8" x 19' 8" reducing to 13' 2" (7.21m x 5.99m reducing to 4.02m) : Return frontage window to front and side elevations. Telephone point. Food service area. Dining area.

W.C. : W.C. Wash hand basin.

Kitchen 14' 10" x 11' 7" (4.52m x 3.53m): Currently used as a food preparation area with door to W.C. and hand washing facilities with double glazed opaque glass windows. Stainless steel sink unit. Extractor canopy. Hot water heater. Plumbing for dishwasher. Double glazed windows to side elevation.

Store 14' 11" x 5' 9" (4.54m x 1.75m):

Outside : Decked seating area for café.

FIRST FLOOR APARTMENT (80a Moss Lane) :

Separate Access : PVCu double glazed door to:

Entrance Hall : Stairs to first floor. Meter cupboard. Plate rack. Radiator.

Landing : Doors to all rooms. Access to roof space.

LOUNGE 14' 5" x 11' 3" (4.39m x 3.43m): Double glazed window to side elevation. Gas fire. Radiator. Television point. Access to bedroom.

Kitchen 9' 6" x 7' 5" (2.89m x 2.26m): Fitted eye level and base kitchen units. Stainless steel sink unit with mixer tap. Stainless steel gas hob. Electric oven. Plumbing for washing machine. Double glazed window.

Bedroom 1 13' 0" x 11' 0" (3.96m x 3.35m): Double glazed window to side elevation. Radiator. Telephone point.

Bedroom 2 10' 6" x 9' 10" (3.20m x 2.99m): Double glazed window to front elevation. Radiator.

Bathroom : Fitted white suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and shower enclosure housing an electric shower. Radiator. Two double glazed windows to rear elevation.

GARAGE 17' 0" x 12' 11" (5.18m x 3.93m) internal measurements: Up and over door. Power and light.

PARKING : Parking area to the side of the shop which terminates at the garage.

SERVICES : All mains services are connected.

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East

PROOF OF IDENTITY : To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

CREDIT CHECK : On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

DIRECTIONS: SATNAV SK11 7TT

**NOTICES RELATING TO PROPERTY
MISREPRESENTATION AND PROPERTY
MISDESCRIPTIONS ACT**

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.
5. These particulars do not constitute part of any offer or contract.
6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
7. The date of this publication is **July 2024.**
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.