



**227 Crompton Road**

Macclesfield, SK11 8EZ

## **Fully Fitted Fish & Chip Shop and Restaurant**

**844 sq ft**  
(78.41 sq m)

- Established Fully Fitted Fish & Chip Shop
- Restaurant with approx. 30 covers
- Suitable for other retail or restaurant use
- Located in a residential area
- Surrounded by on-street parking

# 227 Crompton Road, Macclesfield, SK11 8EZ

## Summary

<b>Available Size</b>	844 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rates Payable</b>	£2.51 per sq ft Qualifies for full small business rates exemption, subject to meeting all criteria.
<b>Rateable Value</b>	£4,250
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (86)

## Description

The property has been trading as a fish and chip shop for over 125 years. The current layout includes an approximately 30 cover seating/restaurant area with customer toilets. The layout includes the counter and fryer area fitted with a 3 pan, 2 scuttle range and a free range bain marie. There is a further preparation kitchen and chipper room. The property benefits from a large frontage of approximately 10m which has a full retail frontage and double glazing windows to the restaurant area.

## Location

The property is located on Crompton Road, which runs between Chester Road and Park Lane. It is located in a densely populated residential area within Macclesfield town centre. Park Lane the A536 is one of the main arterial routes in and out of Macclesfield.

## Accommodation

The accommodation comprises the following areas:

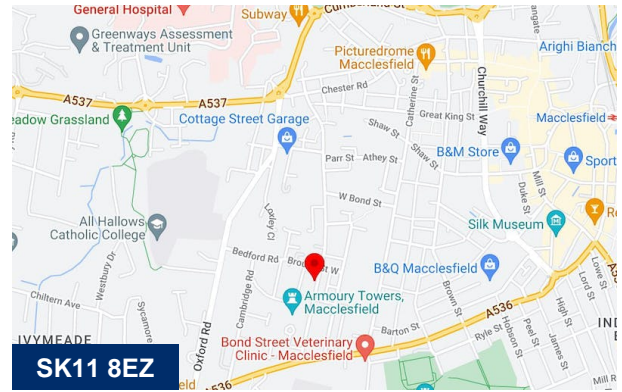
Name	sq ft	sq m	Availability
Ground	844	78.41	Available
<b>Total</b>	<b>844</b>	<b>78.41</b>	

## Viewings

Viewings are by appointment only with sole agents Hallams 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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