



82 Albert Road

Bollington, Macclesfield, SK10 5HS

Rare Freehold Industrial Opportunity.

4,422 sq ft
(410.82 sq m)

- Industrial Property with Parking
- Rare Freehold Opportunity
- Full Height Access Door
- Maximum Internal Height of 6.1m
- 3 Phase Electrical Supply

82 Albert Road, Bollington, Macclesfield, SK10 5HS

Summary

Available Size	4,422 sq ft
Price	£375,000 Exclusive
Rates Payable	£1.27 per sq ft The property qualifies for full small business rates relief, subject to meeting all criteria.
Rateable Value	£11,250
VAT	All prices quoted are net of, but may be liable to VAT at the prevailing rate.
EPC Rating	D (99)

Description

A rare opportunity to acquire a freehold industrial property in Bollington. The unit comprises of a large open industrial workshop/storage area with two further workshop storage areas that could be converted into ancillary office space. The unit has a multi-pitched steel trussed roof with integral roof lights with brick elevations and is accessed via a full height Timber sliding door. To the front of the premises is a small loading yard and car parking. The building benefits from 3-phase electricity and is heated by way of a gas warm air blower.

Location

Located on Albert Road approximately 600m from its junction with Wellington Road, the main arterial route through Bollington. The town has a small yet thriving local retail community, with local bakers, butchers, a delicatessen, Tesco and a Cooperative convenience store. The town has several notable takeaways, restaurants, wine bars, and coffee shops, along with a dozen or so traditional public houses.

Bollington is situated three miles north of Macclesfield in the foothills of the Peak District and within eleven miles of Manchester International Airport and the north west motorway network. Bollington is approximately 13 miles south of Manchester City Centre, 8 miles south of Stockport and 3 miles north of Macclesfield, with the A523 providing great links to surrounding areas.

Accommodation

The accommodation comprises the following areas:

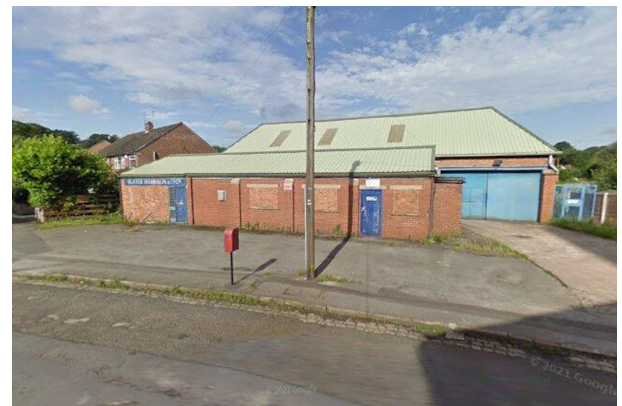
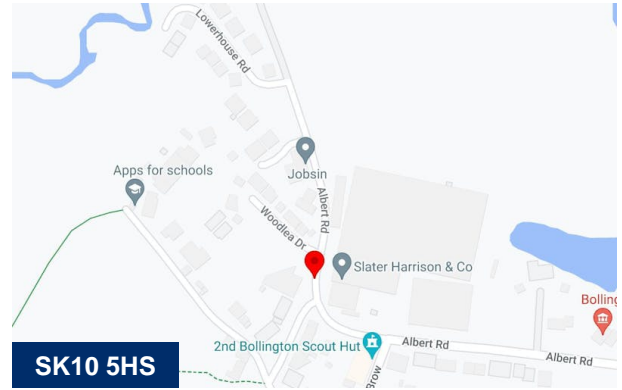
Name	sq ft	sq m	Availability
Ground	4,422	410.82	Available
Total	4,422	410.82	

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a freehold disposal.



Viewing & Further Information



Anthony Howcroft

01625 262222

ahowcroft@hallams.com