



**FOR SALE**  
**HALLAMS**  
OFFICE/RETAIL/  
REDEVELOPMENT  
OPPORTUNITY  
975 SQ FT (90.58 SQ M)  
01625 262222  
www.hallams.com



161  
  
OPENING TIMES  
MONDAY TO  
THURSDAY  
9.00 AM TO 5.00 P.M.  
FRIDAY  
9.00 AM TO 12.00 P.M.

 GRIFFIN  
ACCOUNTANTS

 GRIFFIN  
ACCOUNTANTS



**A mid terraced property,  
currently laid out as offices,  
over three floors.**

**976 sq ft**  
(90.67 sq m)

- Redevelopment opportunity
- New key point...



# 161 Park Lane, Macclesfield, SK11 6UB

## Summary

<b>Available Size</b>	976 sq ft
<b>Price</b>	£145,000 Exclusive
<b>Rateable Value</b>	£7,300 Given the Rateable Value the property qualifies for Small Business Rates Exemption.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

A mid terraced office building laid out over three floors that is ideal for conversion to three-bedroomed residential accommodation. All mains services are connected and the property benefits from gas central heating.. There is a small yard area to the rear.

## Location

The property is located on Park Lane, which is on the outskirts of Macclesfield town centre. The main shopping area, railway and bus stations are within 1/2 mile of the premises.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	599	55.65	Available
1st	240	22.30	Available
2nd	137	12.73	Available
<b>Total</b>	<b>976</b>	<b>90.68</b>	

## Viewings

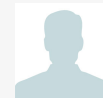
Strictly by appointment with the sole agents, Hallams Property Consultants

## Terms

The property is available at an asking price of £145,00 exclusive



## Viewing & Further Information



**Ed Hobson**

07775 871157

ehobson@hallams.com



**Anthony Howcroft**

01625 262222

ahowcroft@hallams.com