



74 & 74a Chestergate

Macclesfield, SK11 6DY

Commercial and Residential Investment

1,306 sq ft
(121.33 sq m)

- Located in a prominent position in Macclesfield town centre
- Good frontage
- High footfall area
- Macclesfield bus and railway stations approx. 10 minute walk away
- Opportunity to increase the income by re-letting the apartment

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Summary

Available Size	1,306 sq ft
Price	£200,000
VAT	Not applicable. The property is NOT elected for VAT
EPC Rating	D (82)

Description

An attractive retail unit with residential space above. The shop itself boasts good, prominent frontage in a prime location on Chestergate. The residential unit consists of one apartment spread over two floors and has a separate access to the rear of the building.

Location

Chestergate is one of Macclesfield's busiest high street locations. There is good footfall in the area being close by to one of Macclesfield's most popular attractions, Picturedrome. Macclesfield bus and railway stations are approximately a 10 minute walk away. Immediately opposite the property planning has been granted for a new retail and residential development which will increase footfall further.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop	570	52.95
1st	464	43.11
2nd	272	25.27
Total	1,306	121.33

Viewings

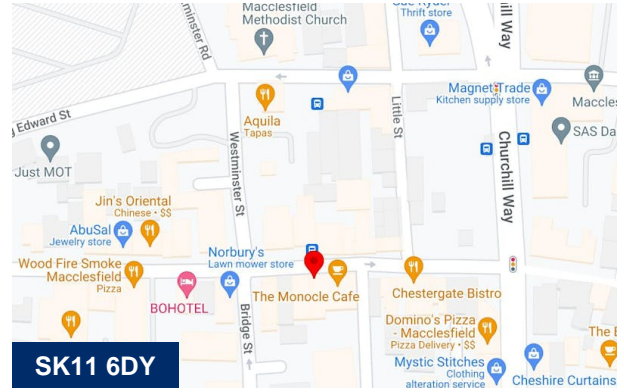
Strictly by appointment with sole agents Hallams Property Consultants

Terms

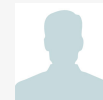
The property is available by way of a freehold disposal

Tenancies

The ground floor is currently let on a 6 year lease from 10th November 2020, at a passing rent of £10,000 per annum. The 1st and 2nd floor apartment has recently become vacant after being let on an AST to the same tenant for a number of years.



Viewing & Further Information



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