



Members of the Royal Institution of Chartered Surveyors

**HALLAMS**

Property Consultants

**TO LET**

**1,397 Sq Ft**



- Open Plan Space
- Potentially Business Rates Free
- Public Car Park
- Centre of Macclesfield



**16-20 DUKE STREET,  
MACCLESFIELD, SK11 6UR**

Churchill Chambers,  
Churchill Way,  
Macclesfield,  
Cheshire, SK11 6AS

**01625 262222**  
[www.hallams.com](http://www.hallams.com)



Members of the Royal Institution of Chartered Surveyors

**LOCATION**

The premises are located on Duke street easily accessible through Churchill Way (A538) which forms one of the main arterial routes through the centre of Macclesfield. Close proximity to Silk retail park on the A523. The premises benefit from a public car park located opposite and all the usual town centre amenities.

Macclesfield lies between Congleton (7 miles) and Stockport (10 miles).

**DESCRIPTION**

Flexible open plan space for storage and leisure use however not restricted to these uses. The premises also benefits from 3 phase electric.

**FLOOR AREAS (NIA)**

<b>Ground Floor</b>	<b>1,135 sq ft</b>	<b>105.4 m<sup>2</sup></b>
<b>First Floor</b>	<b>262 sq ft</b>	<b>24.4 m<sup>2</sup></b>
<b>Total</b>	<b>1,397 sq ft</b>	<b>129.85 m<sup>2</sup></b>

**TERMS**

Flexible

**PRICE**

£833 per calendar month

**RATES**

Rateable Value £9,150

Potential zero rates if it's your only business premises.

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**VAT**

All prices and rents are exclusive of, but may be liable to VAT.

**VIEWINGS**

Strictly by appointment with sole agents Hallams Property Consultants.



Messers. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messers. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messers. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property