

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



SUITE 1.5 MY BURO 20 MARKET STREET | ALTRINCHAM

£85,000

A superb office concept for professionals and investors to acquire beautifully presented office space suitable for four + with additional shared meeting room etc.

An ideal investment for the owner occupier via a personal pension plan.

POSTCODE: WA14 1PF

DESCRIPTION

My Buro occupies an commanding position on Market Street adjacent to the former town hall within the heart of the commercial centre of this thriving market town.

The "My Buro" concept of high quality office space grouped around a communal reception area with the use of a boardroom/meeting room has been tried and tested in other town and city centre locations.

Depending upon configuration suitable for four or more persons.

In addition to the self contained suite My Buro provides a communal kitchen, cloakroom/WC's and lift to each floor.

TENURE

Recently the Freehold of My Buro has been acquired by the group of owners of individual suites. Each suite is then granted a long lease. The advantage is that the service charge/running costs will be decided by the suite owners and each will have a voice with regard to the management. The service charge will be apportioned on a pro rata basis.

Full details of the tenure will be provided by our clients Solicitors.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

With proposed boardroom/meeting room to one side.

A bright and tasteful entrance leading to the suite which is directly opposite.

SUITE 1.5

12'9" deep x 15'3" wide max. (3.89m deep x 4.65m wide max.)

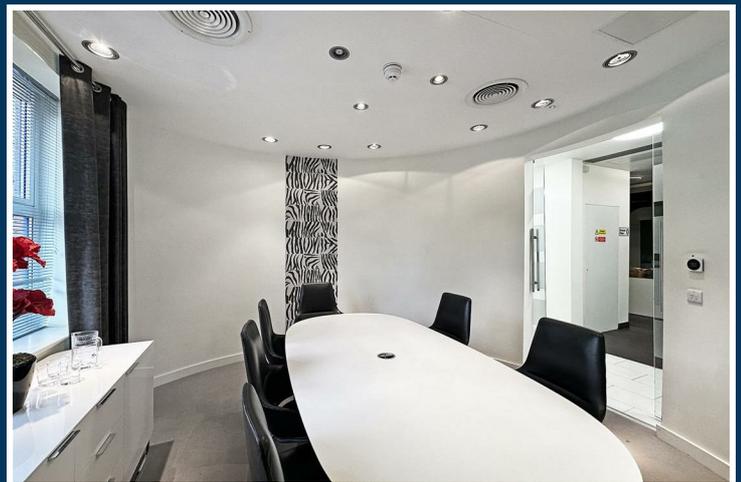
With recessed lighting, wall mounted air conditioning unit and recessed floor sockets.

COMMUNAL FACILITIES

Male, female and disabled WCs

KITCHEN AREA

together with the proposed ground floor meeting/board room.

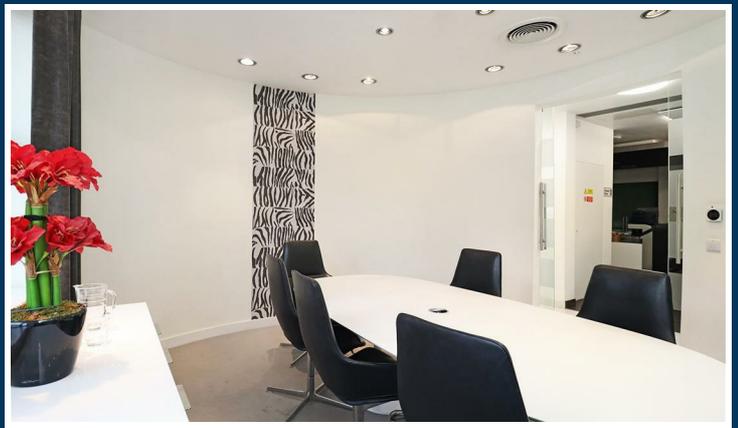


SERVICE CHARGE

It is estimate the service charge will be circa £200 pcm.

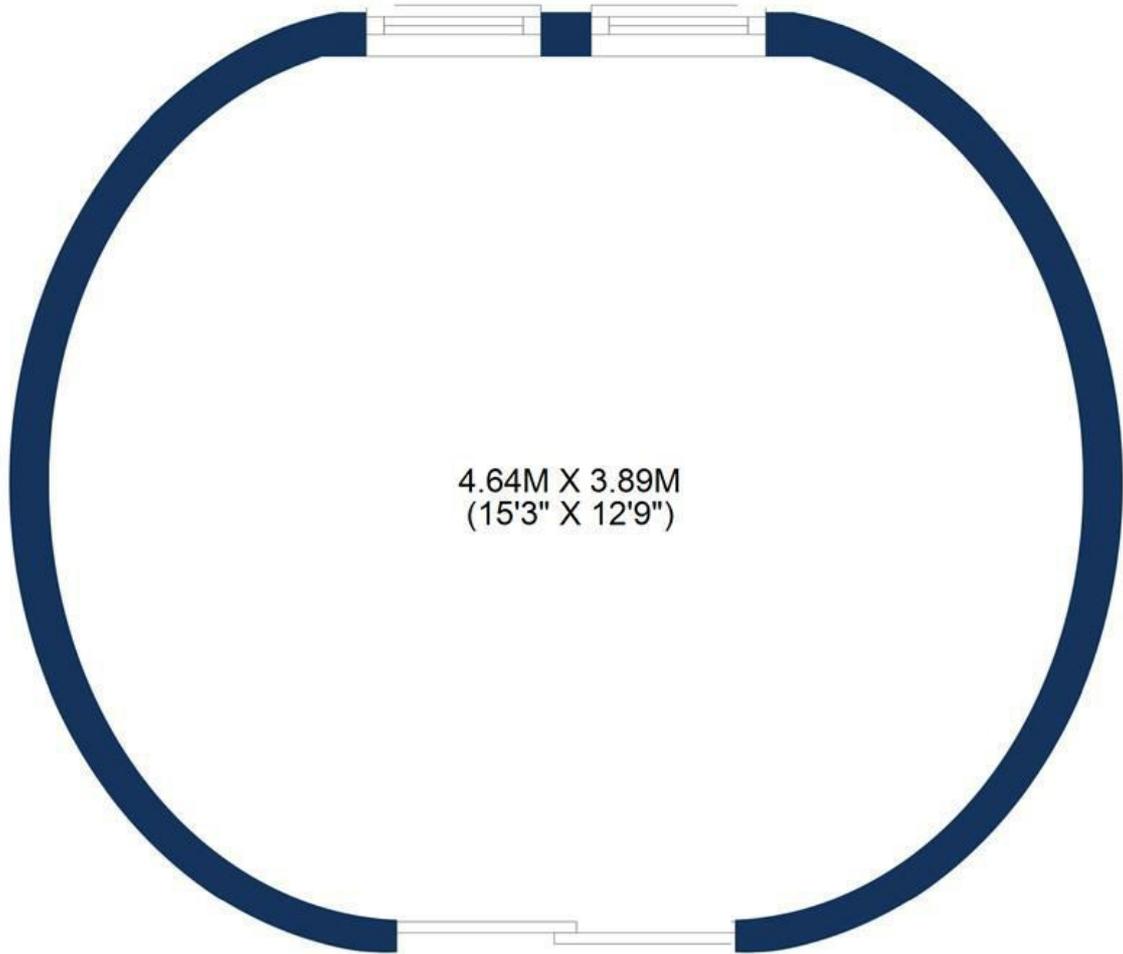
NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR



APPROX 18.0 Sq Metres (193.8 Sq Feet)

Floorplan for illustrative purposes only



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