

FOR SALE



A SHOP AND SEPARATE FLAT

51 SUNDERLAND STREET MACCLESFIELD Sk11 6HN

The property is found on the western side of Sunderland Street close to the main railway and bus stations and also the main town doctors' surgery.

The shop is double fronted and has a rear store/workroom and a basement with slightly restricted head height.

The flat has a separate entry off Charlotte Street. It has a good sized lounge, kitchen and bathroom at first floor level. There is a large double bedroom at second floor. There is also a useful utility area off the ground floor entry.

51 Sunderland Street, Macclesfield

AREAS AND DIMENSIONS

Shop:

Shop width	5.33 m
Shop depth	9.45 m
Shop area	46.71 sq m
Rear room	21.50 sq m
Basement	36.80 sq m

Flat:

Lounge	5.32 m x 4.48 m
Kitchen	3.06 m x 2.27 m
Bedroom	5.60 m x 5.30 m

TENURE: Believed to be Freehold.

PRICE: Offers in the region of **£190,000**.

RATING ASSESSMENT: We understand from the Valuation Office website that the property has a **Rateable Value** of **£6,225** under the 2023 Rating List. The flat is listed **Council Tax A**. The rates payable are calculated by multiplying the rateable value by the uniform business rate multiplier for the current year. In certain cases there may be relief for small businesses. Further information can be obtained from the Local Authority.

EPC: A copy of the Energy Performance Certificate can be made available on request.

MONEY LAUNDERING: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

COSTS: All figures quoted are exclusive of but may be liable to VAT.

VIEWING: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.