



70 Waters Green

Macclesfield, SK11 6JZ

Vacant Office Building, Owner Occupier Opportunity

2,464 sq ft
(228.91 sq m)

- 1 Minute Walk to Macclesfield Train Station
- Character Building
- Prominent Location

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Summary

Available Size	2,464 sq ft
Price	Offers in the region of £350,000
Rates Payable	£2.53 per sq ft 1 April 2023 to present
Rateable Value	£12,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This unique freehold property, formerly The Bull and Gate, is a distinctive character building offering versatile commercial space. Previously owner-occupied and functioning as office space, the property boasts a charming period façade combined with flexible interior layouts suitable for a range of business uses.

With ample room to accommodate modern office requirements, the building's interior maintains a balance between professional functionality and period charm. Whether you're seeking an attractive headquarters or an investment opportunity, 70 Waters Green presents an exceptional option in the heart of Macclesfield's vibrant commercial district.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	406	37.72	Available
Ground	826	76.74	Available
1st	685	63.64	Available
2nd	547	50.82	Available
Total	2,464	228.92	

Location

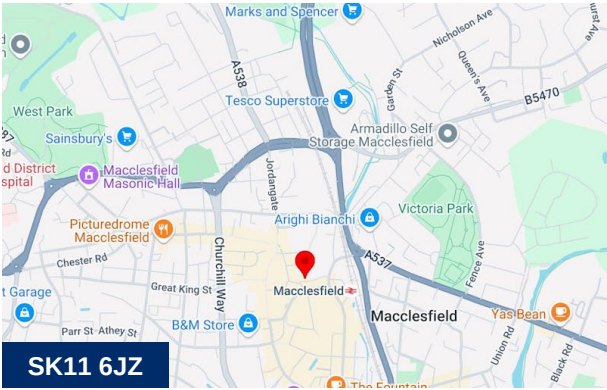
The property is located in Macclesfield Town Centre and benefits from a central location as well as being a short distance from the A523, the main thoroughfare in and out of Macclesfield. The A523 connects Macclesfield to nearby towns including Congleton & Stockport. Junction 18 of the M6 Motorway is also within a 30 minute drive of the property. 70 Waters Green is a 1-minute walk from the train station and benefits from a vast amount of local amenities.

Viewings

By appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of freehold disposal.



Viewing & Further Information



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