

**TO LET**

**96.6 sq m (1,040 sq ft)**



**FORMER DENTAL SURGERY**  
**7 PRESTBURY ROAD**  
**MACCLESFIELD SK10 1AU**

**LOCATION:** The property occupies a prominent position on Prestbury Road, a short distance from Macclesfield town centre. The area is well established comprising a mix of residential dwellings, professional practices and commercial occupiers.

Macclesfield is an affluent market town located approximately 16 miles south of Manchester and 10 miles north of Congleton with good road communications via the A523 and A537 and rail services to Manchester and London.

Immediately adjacent to the property is the large car park at Whalley Hayes Car Park providing extensive additional parking facilities.

The wider Macclesfield area has a population of approximately 52,000 people with a strong professional demographic profile, above average household incomes and a high level of home ownership. The town serves a broad catchment across East Cheshire and the surrounding affluent villages including Prestbury, Tytherington and Bollington.

## 7 Prestbury Road, Macclesfield

**Description:** The property comprises a traditionally constructed building with brick elevations beneath a pitched slate roof. The accommodation is arranged over basement, ground, first and second floors. The internal layout currently reflects its former use as a dental surgery but offers flexible accommodation suitable for a variety of alternative uses, subject to any necessary consents.

**Accommodation:**

**Ground Floor:** Good sized reception/waiting area, surgery, kitchen  
**First Floor:** Two further surgeries, clean room, male and female WCs  
**Second Floor:** Spacious office, kitchen/staff room  
**Basement:** Ancillary storage accommodation

**Outside:** To the rear of the property there are a number of private car parking spaces.

**Planning:** The property has been used as a dental practice and therefore falls within Class E (Commercial, Business and Service) Use Classes Order. The premises may therefore be suitable for a range of alternative uses within Class E including medical/consulting rooms, offices, clinic uses or other professional services, subject to any necessary planning consent.

**Rent: £20,000** per annum exclusive

**Business Rates:** Rateable Value - £10,500. Interested parties are advised to make their own enquiries with the Local Authority. Qualifying occupiers may benefit from Small Business Relief.

**Lease Terms:** The property is available by way of a new lease on terms to be agreed.

**Energy Performance Certificate:** An EPC is available on request.

**VAT:** All figures quoted are exclusive of VAT. VAT will be payable where applicable.

**Legal Costs & Anty Money Laundering:** Each party to be responsible for their own legal costs incurred in the transaction.

Prospective tenants will be required to provide appropriate identity documentation in accordance with Anti-Money Laundering Regulations.

**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.