

FOR SALE



FORMER CAR SALES PITCH/DEVELOPMENT OPPORTUNITY

10 BRIDGE STREET MACCLESFIELD SK11 6EG

Location: The property is situated on Bridge Street close to Macclesfield town centre and within an established mixed commercial and residential area. Macclesfield is a well established Cheshire market town positioned approximately 16 miles south of Manchester and benefits from good access to the wider north west and Midland's road networks. The property lies within the Macclesfield Central Ward and the administrative area of Cheshire East.

The Property: An opportunity to acquire a prominently located former car sales pitch in a central location within Macclesfield. The site extends to approximately 21 metres in width by 16.7 metres in depth providing a total site area of approximately 350.7 sq m (3,775 sq ft). Situated within one corner of the site is a small prefabricated building extending to approximately 43.2 sq m (465 sq ft). The building is constructed with a pitched profile steel roof and has previously been utilised for office and storage purposes. There are lockable drop down security bollards across the front of the site.

The accommodation benefits from:

- Electrical heating
- Kitchen facilities
- WC accommodation
- Office/storage accommodation

The majority of the site provides an open surfaced area previously used in connection with the sale and display of motor vehicles.

10 Bridge Street, Macclesfield

Development Potential: The property may be suitable for redevelopment or alternative uses, subject to obtaining all necessary planning permissions and statutory consents.

Given its central location and the nature of surrounding development, the site may offer potential for a variety of commercial, residential or mixed use schemes, subject to planning consent. Prospective purchasers are advised to make their own enquiries with the relevant planning authority, Cheshire East Council, regarding the suitability of any proposed development or alternative use.

Business Rates: The property has a rateable value of £9,400. The rateable value is not the amount payable. Interested parties should make their own enquiries with the relevant local authority regarding the rates payable to their proposed occupation. Small Business Rate Relief may be available, subject to the occupier satisfying the relevant qualifying criteria and conditions. Purchaser and occupiers are advised to confirm their individual entitlement with Cheshire East Council.

Tenure: The property is offered for sale on terms to be confirmed. Interested parties should make their own enquiries regarding title, tenure, rights of way, easements and other matter affecting the property.

Price: Offers over **£200,000** exclusive.

Anti money laundering compliance: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required for a successful transaction.

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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Important Notice: These particulars are intended as a general guide only and do not constitute an offer or contract. All descriptions, dimensions, areas and other information are believed to be correct but are provided without warranty and should not be relied upon as statements or representations acts.

Interested parties should satisfy themselves independently as to the accuracy of all information and should undertake their own investigations in relation to planning, rates, services, title, boundaries site area and any proposed future use of the property.

All redevelopment and alternative use proposals are strictly subject to obtaining the necessary planning permissions and statutory consents.

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.