

FOR SALE

39.29 sq m (422 sq ft)



SELF CONTAINED COMMERCIAL PREMISES

**25 BACK WALLGATE
MACCLESFIELD SK11 6LQ**

The property is found in Macclesfield town centre on Back Wallgate, providing excellent access to the main shopping areas and to Macclesfield railway station some 150 yards away.

The premises are arranged over two floors and benefit from gas fired central heating to radiators. There is a WC and kitchen area and good dry basement storage.

25 Back Wallgate, Macclesfield

AREA

Ground Floor	16.80 sq m	(180.84 sq ft)
First Floor	11.90 sq m	(128.09 sq ft)
Basement	<u>10.59 sq m</u>	<u>(114.00 sq ft)</u>
	39.29 sq m	(422.93 sq ft)

PRICE: £80,000

TENURE: Freehold Interested parties should make their own enquiries via their solicitors.

RATING ASSESSMENT: We understand from the Valuation Office website that the property has a **Rateable Value** of **£4,300** under the 2023 Rating List. 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 up to 100% 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.

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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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.