



Members of the Royal Institution of Chartered Surveyors

TO LET

RETAIL UNITS ON BUSY, WELL ESTABLISHED PARADE
WITH HOT FOOD CONSENTS AVAILABLE



Unit 4 Weston Square, Macclesfield, SK11 8SS

Victory House,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AY
info@hallams.com

01625 262222
www.hallams.com

LOCATION

The properties are situated on a well established parade of shops on the outskirts of Macclesfield town centre. The surrounding area is a densely populated residential area with a variety of long standing existing tenants who cater for the demand. Weston Square fronts Earlsway, some 500 yards from Chester Road (A537) one of the main arterial routes in Macclesfield Town Centre (1.5 miles).

The parade of contains a number of other uses, including a small supermarket, a chemist's, a hairdresser's and a variety of hot food takeaways. It is situated within a housing estate close to Broken Cross, about 2 miles to the west of Macclesfield town centre. A bus service runs along Earlsway, in front of the property.

DESCRIPTION

Self-contained lock up shop situated within a parade of retail units, the unit has planning consent for A5 use (Application No. 07/1477P), the property being last used as a Indian Takeaway. The properties do require fitting out, but the first floor has a separate access which provides useful storage space, although it has also been used for residential accommodation in the past.

AVAILABILITY

Unit 4 **463 sq.ft**

TERMS

1. A lease of 5 years (or multiples thereof) is offered on fully repairing and insuring terms
2. The tenant is to be responsible for payment of an annual service charge for costs incurred by the landlord for repairs, management and maintenance of common parts.
3. The tenant is to be responsible for payment of the landlord's legal costs in connection with the preparation of the lease.

RENT

£9,000 p.a.x

RATES

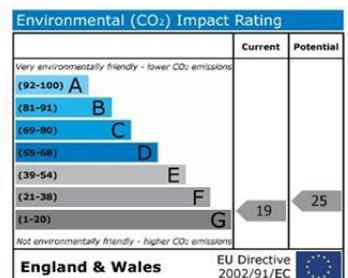
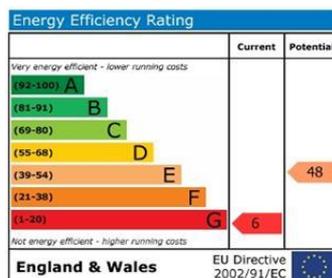
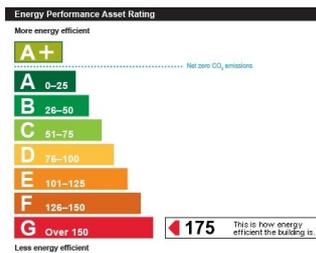
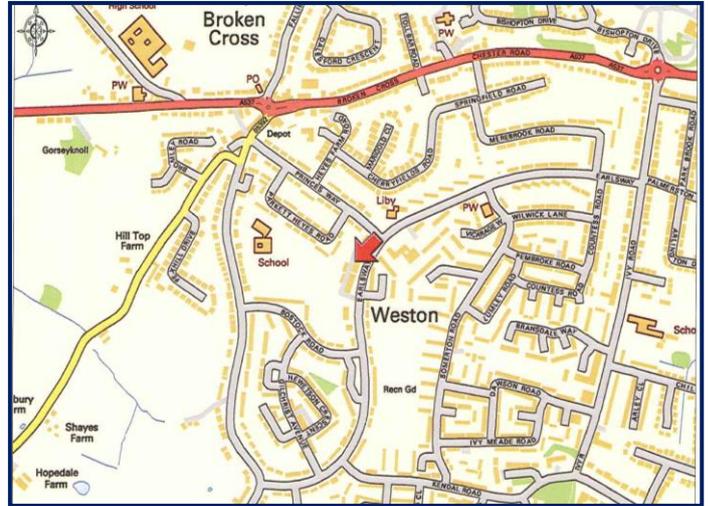
Rateable Value **£5,700**
First Floor flat Council Tax Band A
Local Authority: Cheshire East Council

VAT

All prices are exclusive of, but may be liable to, VAT.

VIEWINGS

Strictly by appointment with joint agents Hallams and Barker and Co.



Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.