



## Macclesfield

### 5-7 Church Street Cheshire SK11 6PB

- **Grade II Listed Freehold Vacant Shop**
  - Comprising two interconnecting shop units
  - Providing a total 143.55 sq m (1,545 sq ft)
  - Situated on a main thoroughfare in the town centre
  - No VAT applicable
  - Asset management opportunity
- ## Vacant



**Tenure**  
Freehold.

#### Location

Macclesfield is a prosperous and popular Cheshire market town located close to the borders of Greater Manchester to the north, Derbyshire to the east and Staffordshire to the south.

The property is situated on the eastern side of the town centre fronting Church Street, an attractive and historic street linking the rail station and Mill Street, the main shopping location in the town centre. Occupiers close by include Martin & Co estate agents, Salt Bar, Max Spielmann and other local occupiers.

#### Description

This Grade II listed property is arranged on ground and two upper floors to provide two interconnecting ground floor shop units with ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Overall Gross Frontage</b>	<b>7.90 m</b>	<b>(25' 11")</b>
<b>Shop Depth</b>	<b>7.75 m</b>	<b>(25' 5")</b>
<b>Built Depth</b>	<b>9.60 m</b>	<b>(31' 5")</b>

<b>Ground Floor</b>	<b>56.40 sq m</b>	<b>(607 sq ft)</b>
<b>First Floor</b>	<b>44.45 sq m</b>	<b>(479 sq ft)</b>
<b>Second Floor</b>	<b>42.70 sq m</b>	<b>(459 sq ft)</b>
<b>Total</b>	<b>143.55 sq m</b>	<b>(1,545 sq ft)</b>

#### Tenancy

The entire property is at present VACANT.

#### VAT

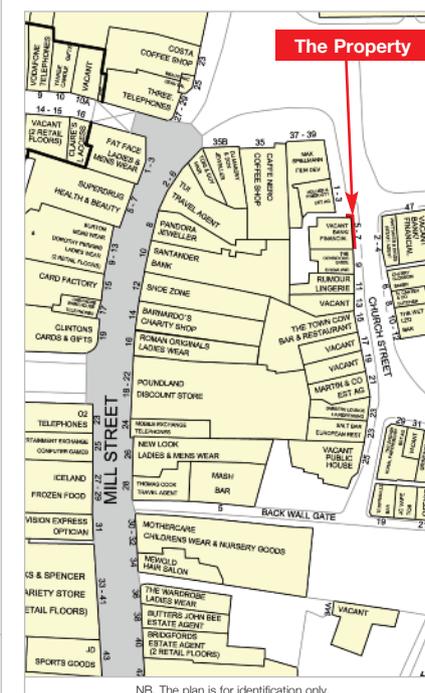
VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.



NB. The plan is for identification only.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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