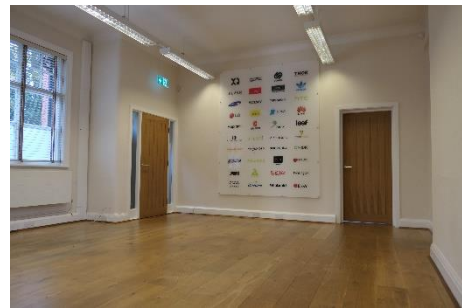


1 Macclesfield Road, Alderley Edge, Cheshire, SK9 7BQ



“ Fantastic opportunity to purchase one of the most recognised buildings in Alderley Edge ”

FOR SALE
INCOME PRODUCING OFFICE PROPERTY
1,386 SQ FT

01625 800066

LOCATION

The property is located close to the junction of Macclesfield Road and London Road in the centre of Alderley Edge village.

DESCRIPTION

A single storey, self contained, former Post Office which has been refurbished to a very high standard with courtyard parking. The premises also benefits from a small exterior office in the courtyard.

Main Office

The office consists of a large open plan, showroom/office, a central open plan office with direct access onto Macclesfield Road, a private office, storeroom, kitchen & WC's.

- Large feature windows
- High ceilings
- Oak flooring
- Oak doors
- Fully fitted kitchen
- Male & female WC's
- Venetian blinds
- Cat II lighting
- Alarmed

Courtyard Office

A small self contained office located in the courtyard to the rear of the Main Office.

- Oak flooring
- Spot lighting

CAR PARKING

There are 5 marked car parking spaces in the courtyard with a possibility to increase this.

FLOOR AREAS GIA

Main office/showroom	426 sq ft
Central office	315 sq ft
Private office	191 sq ft
Storeroom	41 sq ft
Kitchen	105 sq ft
WC's	111 sq ft
Courtyard Office	197 sq ft

Total area 1,386 sq ft

TENANCY

The entire property is let to Practice Managers Education & Training Ltd (Co Reg: 08726515) from 18th December 2019 ending 17th December 2029.

Paying a rent of £30,000 pa. There is a tenant break clause on the 5th anniversary.

A copy of the lease is available upon request

TENURE

CH541808 – Held Long Leasehold for a term of 999 years from September 1853.

PRICE
£650,000 + Vat

INVESTMENT SUMMARY

- Alderley Edge is a prosperous Cheshire Town Located approximately 16 miles from Manchester City Centre and 8 miles from Manchester Airport. With regular train services to London Euston.
- Macclesfield Road is in the immediate vicinity of London Road, the villages High Street.
- A rare opportunity to acquire an income producing property in Alderley Edge.
- The property is let for 10 years from 18th December 2019 and produces a total passing rent of £30,000 pa.
- A purchase price of £650,000 would reflect a net initial yield of 4.4%

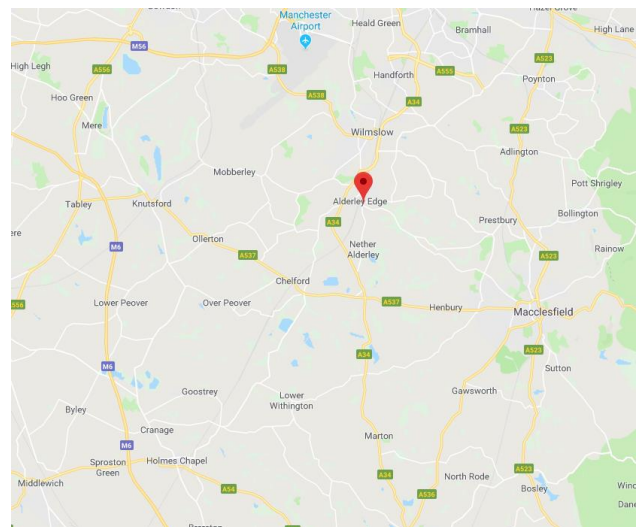
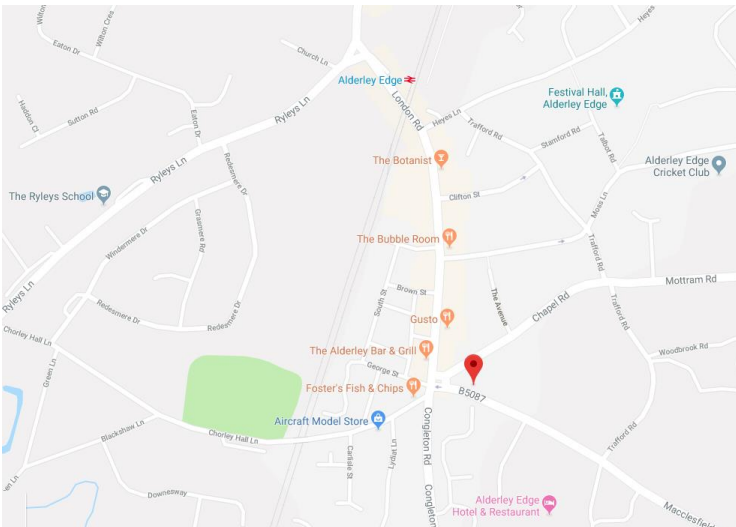
VAT

All prices and outgoings are liable for VAT.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at sg@willsill.co.uk

**Subject to contract
September 2021**



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant must not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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