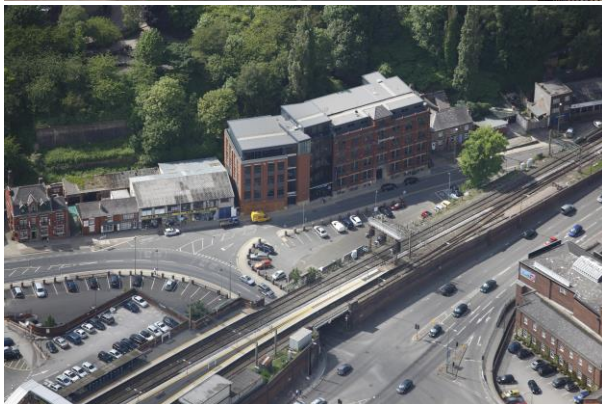


MERCHANT EXCHANGE, CASTLE HOUSE, WATERS GREEN, MACCLESFIELD, SK11 6JX



RENTAL

Left Hand Side: £15,000 per annum
Right Hand Side: £10,000 per annum
Combined: £25,000 per annum

AVAILABILITY

Can be let separately or combined as one unit
Left Hand Side: 1,180 Sq Ft
Right Hand Side: 680 Sq Ft

SERVICE CHARGE

£tbc per Sq Ft

INSURANCE

£tbc per Sq Ft

BUSINESS RATES

Rateable values
Left Hand Side: £10,500
Right Hand Side: £8,400

VAT

VAT is payable

LOCATION

The property is located in Macclesfield Town Centre. The property benefits from the central location as well as being a short distance from the main thoroughfare in and out of Macclesfield. The building is located a short walk from the train station and local amenities.

DESCRIPTION

Ground floor retail units which are available either independently or combined, suitable for a variety of uses.

Both units benefit from fully glazed shop fronts offering maximum exposure to passing trade.

LEASE

The property is available on a new effective FR&I lease for a term of years to be negotiated.

LEGAL COSTS

Both parties will be responsible for their own legal costs.

VAT

All prices and outgoings are liable for VAT.

EPC

An EPC is available on request.

VIEWINGS

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

FURTHER DETAILS

Click [here](#) for directions