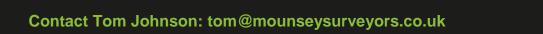
# FOR SALE / TO LET

SELF-CONTAINED INDUSTRIAL SITE WITH BUILDINGS AND LARGE YARD AREA WITHYFOLD DRIVE, MACCLESFIELD, CHESHIRE, SK10 2BD





----

## WITHYFOLD DRIVE, MACCLESFIELD, CHESHIRE, SK10 2BD



The site is situated off Withyfold Drive in Macclesfield, in close proximity to the town centre and adjacent to the A523 Silk Road. The proposed Barracks Mill retail development is located adjacent to the site.

Macclesfield is approximately 20 miles south of Manchester and 22 miles north of Stoke-on-Trent.

Manchester Airport is 12 miles distant to the north west whilst Macclesfield Railway Station is approximately 1 mile distant.

#### DESCRIPTION

The site is of regular shape, being securely fenced and gated comprising office accommodation, a workshop, temporary warehouse and a large yard area. The two-storey office accommodation is of brick construction beneath a flat roof surface and internally comprises a series of large open plan rooms, WCs and a kitchen with stores to the rear. The workshop is of steel portal frame construction with roller shutter door access off two elevations and a small office.

The site benefits from large yard areas with the total site area extending to approximately 2.07 acres.

Accommodation	SQ M	SQ FT
Workshop	280.64	3,021
Offices and Stores	404.25	5,918
Total	684.89	8,939
Temporary Warehouse	383.13	4,124







## WITHYFOLD DRIVE, MACCLESFIELD, CHESHIRE, SK10 2BD

#### TENURE

The property is available for sale or to let.

PRICE

£850,000.

RENT

£65,000 per annum.

EPC

Pending.

#### **RATING ASSESSMENT**

The property has a rateable value of £37,000. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

#### PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

#### **LEGAL COSTS**

Each party is responsible for their own legal costs in connection with the transaction.

#### SERVICES

All main services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.







## WITHYFOLD DRIVE, MACCLESFIELD, CHESHIRE, SK10 2BD

### VAT

All prices are quoted exclusive of VAT which may be payable.

11

#### CONTACT

**Tom Johnson** 

T: 07584 041116

E: tom@mounseysurveyors.co.uk

**James Craine** 

T: 07787 422996

E: james@mounseysurveyors.co.uk

Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property

iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited